



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MICHAEL ANGELIP.O. BOX 1105 5534 S. 6TH ST #176TWIN PEAKS, CA 92391-1105 K FALLS OR 97603

State of Oregon, County of Klamath

Recorded 09/15/03 3:14 P. mVol M03 Pg 68539-40

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all

tax statements shall be sent to

The following address:

MICHAEL ANGELIP.O. BOX 1105 5534 S. 6TH ST #176TWIN PEAKS, CA 92391-1105 K FALLS OR 97603

Escrow No. MT62313-KR

WARRANTY DEED~~ANNE~~

PAUL CHARLES SIMONSEN and HEATHER ANN SIMONSEN^{*} as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to MICHAEL ANGELI and DIANA ANGELI, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

WHO AQUIRED TITLE AS ~~HEATHER ANN SIMONSEN~~.*LEGAL DESCRIPTION**

A tract of land situated in the SE1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron pin on the Easterly right of way line of Booth Road, said point being South 89° 53' 08" East (North 89° 54' East by recorded plat of Junction Acres) 1360.71 feet and North 00° 10' 47" East (North 00° 04' East by said Junction Acres) 484.00 feet from the Center quarter corner of said Section 7, as established by Survey No. 759, as recorded in office of the Klamath County Surveyor; thence North 00° 10' 47" East, along said Easterly right of way line, 323.95 feet to its intersection with the Southerly right of way line of State Highway No. 140; thence South 70° 59' 35" East, along the Southerly right of way line of said State Highway, 507.13 feet; thence South 00° 10' 47" West, parallel with the Easterly right of way line of said Booth Road, 160.29 feet; thence North 89° 49' 13" West 480.00 feet to the point of beginning.

Account No.: 3910-007AO-02000-000

Key No.: 590211

590211

R-3910-007AO-02000-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$30,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 10th day of September, 2003.

Paul Charles Simonsen
PAUL CHARLES SIMONSEN

Heather Ann Simonsen
HEATHER ANN SIMONSEN

STATE OF CALIFORNIA

COUNTY OF ORANGE

} ss.

68540

On SEPTEMBER 10, 2003 before me, RAJU S. VATSAVAI, Notary Public personally appeared PAUL CHARLES SIMONSEN and ~~HEATHER ANN~~ SIMONSEN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Raju S. Vatsavai

