



After recording return to:
 First American Exchange Company
 LLC on behalf of Frank M. Pedersen
 and Barrie G. Pedersen
 4821 Lombard Street
 Klamath Falls, OR 97603
 Until a change is requested all tax statements
 shall be sent to the following address:
 First American Exchange Company LLC
 on behalf of Frank M. Pedersen and
 Barrie G. Pedersen
 4821 Lombard Street
 File No.: 7021-260854 (SAC)
 Date: September 23, 2003

THIS SPACE RE:

State of Oregon, County of Klamath
 Recorded 09/30/03 2:25 P m
 Vol M03 Pg 72874-75
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Derrick Travis DeGroot and Teresa Kay DeGroot as tenants by the entirety, Grantor, conveys and warrants to **Frank M. Pedersen and Barrie G. Pedersen, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 6 of Tract 1126 First Addition to Ferndale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$127,000.00**. (Here comply with requirements of ORS 93.030)

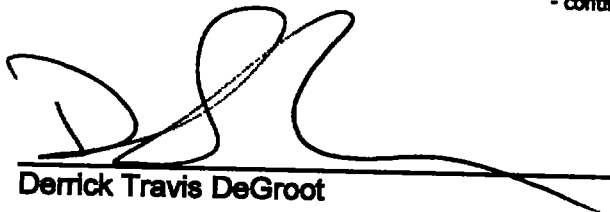
26K

72875

APN: 568852

Statutory Warranty Deed
- continued

File No.: 7021-260854 (SAC)
Date: 09/23/2003


Derrick Travis DeGroot


Teresa Kay DeGroot

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 26 day of Sept., 2003
by **Derrick Travis DeGroot and Teresa Kay DeGroot.**


Notary Public for Oregon
My commission expires: 8-207

