

05 MAR 15 PM 2:40

After Recording Return to:
PHILLIP G. KANGRIS and SANDRA L. KANGRIS
801 Russell St
Klamath Falls OR 97603

State of Oregon, County of Klamath
Recorded 03/15/2005 2:40 p m
Vol M05 Pg 16988
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the persons & address shown above.

Aspen 600935MA
WARRANTY DEED
(INDIVIDUAL)

ROBERT J. LETFORD and MARIE S. LETFORD, TRUSTEES OF THE LETFORD FAMILY TRUST DATED 12-21-90, herein called grantor, convey(s) to **PHILLIP G. KANGRIS and SANDRA L. KANGRIS**, husband and wife all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 1, Block 2, KLAMATH RIVER SPORTSMAN'S ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 052 MAP 4008-017DB TL 00100 KEY #623409

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$9,500.00**.
(here comply with the requirements of ORS 93.930)

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.

¹²
Dated March 12, 2005.

LETFORD FAMILY TRUST DATED 12-21-90

Robert J. Letford
BY: **ROBERT J. LETFORD, TRUSTEE**

Marie S. Letford
BY: **MARIE S. LETFORD, TRUSTEE**

STATE OF California, County of Contra Costa ss.

On March 12, 2005, personally appeared the above named **ROBERT J. LETFORD and MARIE S. LETFORD**, as Trustees of **THE LETFORD FAMILY TRUST DATED 12-21-90**.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060935

Before me: Shirley Anita Sharp
Notary Public for Robert J. Letford and Marie S. Letford
My commission expires: March 16, 2005

Official Seal



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