

After Recording Return to:

PHILLIP G. KANGRIS and SANDRA L. KANGRIS

861 Russell St.Klamath Falls OR 97603

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

State of Oregon, County of Klamath

Recorded 04/05/2005 11:22 AM

Vol M05 Pg 23286

Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

Aspen 60874MA
WARRANTY DEED
 (INDIVIDUAL)

WILLIAM WALLS, herein called Grantor, convey(s) to PHILLIP G. KANGRIS and SANDRA L. KANGRIS, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 41, Block 38, SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 115 MAP 3907-024DO TL 01200 KEY #486619

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 **\$45,000.00.**
 (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.

Dated March 28, 2005.

William Walls
 WILLIAM WALLS
N/A

N/A
N/A

STATE OF LOUISIANA, County of ST. TAMMANY ss.

On March 31, 2005, personally appeared the above named WILLIAM WALLS, who acknowledged the foregoing to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00060874

Before me:

Notary Public for

My commission expires:

Mary Ann Pellegri
ST. TAMMANY PARISH
15 FOR LIFE

Official Seal

Mary Ann Pellegri, Notary No. 3472