

05 JUN 23 PM 3:19

MT69863MS

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State of Oregon, County of Klamath
Recorded 06/23/05 3:19 PM
Vol M05 Pg 47533-34
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESE

After recording return to:

Carrie Ann Capp
1329 Wilford Avenue
Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

Carrie Ann Capp
1329 Wilford Avenue
Klamath Falls, OR 97601

Escrow No. MT69863-MS

STATUTORY WARRANTY DEED

Louis E. Haas and Martha Haas, As Trustees of the Haas Family Trust, Dated September 23, 1997
, Grantor(s) hereby convey and warrant to **Carrie Ann Capp, an unmarried woman**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$75,000.00**.

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 17th day of June, 2005

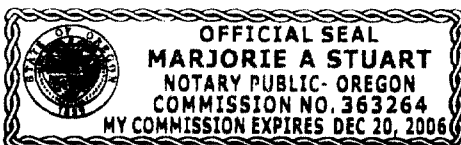
Louis E. Haas and Martha Haas, As Trustees of the Haas Family Trust, Dated September 23, 1997

BY: Louis E. Haas
Louis E. Haas, Trustee

BY: Martha Haas
Martha Haas, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/17, 2005 by Louis E. Haas and Martha Haas, As Trustees of the Haas Family Trust, Dated September 23, 1997.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

2600

47534

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 23, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND ALSO beginning at the Southeast corner of Lot 23, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Oregon; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning, being a portion of the NW1/4 SE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809-029DB-02300-000

Key No: 303031

Unofficial
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