

NS



Charlene A. Skellham  
6528 Valhalla Avenue  
Klamath Falls, OR 97603

Grantor's Name and Address

ITP Financial Services, LLC  
6528 Valhalla Avenue  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

ITP Financial Services, LLC  
6528 Valhalla Avenue  
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Nelson Matthew J Trustee &  
Indy Martin Land Trust  
P O Box 98  
Malin, OR 97632

SPACE RESERVED  
FOR  
RECORDER'S USE

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State of Oregon, County of Klamath  
Recorded 1/3/00, at 10:04 a.m.  
In Vol. M00 Page 013  
Linda Smith,  
County Clerk Fee \$ 21.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Charlene A. Skellham

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ITP Financial Services, LLC

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

All of Lots 24, 25, and the Southeast one-half of Lot 26, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH an interest in a certin community driveway and garage, as shown in Book 104, Page 190, Deed Records of Klamath County, Oregon.  
CODE IMAP 3809-033AB TL 8000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

no exceptions

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 20,655.76. <sup>Ⓢ</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

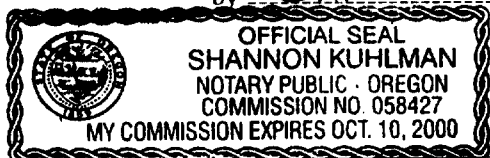
In witness whereof, the grantor has executed this instrument this 31st day of December, 1999; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Charlene A. Skellham  
Charlene A. Skellham

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on DECEMBER 31ST, 1999  
by CHARLENE A. SKELLHAM



Shannon Kuhlman  
Notary Public for Oregon  
My commission expires 10-10-2000