

200 JUL 13 AM 11:20

MTL 51367-MS
WARRANTY DEED

Vol M00 Page 25555

MICHAEL MATTHEWS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KEITH A. BICKNELL and VIOLETA M. BICKNELL, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

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

3809-032BD-07800-000

475300

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said 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.

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 and actual consideration for this conveyance is **75,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **83 PINE STREET, KLAMATH FALLS, OR 97601**

Dated this 10th day of July, 2002.

Michael J Matthews
MICHAEL MATTHEWS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 10, 2002 by
MICHAEL MATTHEWS.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12/2002

ESCROW NO. MT51367-MS

Return to:
KEITH A. BICKNELL
83 PINE STREET
KLAMATH FALLS, OR 97601

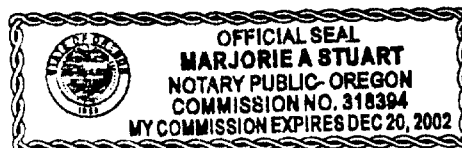


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 1, Block 4, ORIGINAL TOWN OF LINKVILLE, (now City of Klamath Falls, Oregon); thence Northwesterly along the Easterly side of said Lot, 120 feet; thence Southwesterly parallel with Pine Street 32.5 feet; thence Southeasterly parallel with First Street, 120 feet; thence Northeasterly at right angles to First Street 32.5 feet to the point of beginning, being the Easterly 32.5 feet of Lot 1, Block 4, ORIGINAL TOWN OF LINKVILLE (now City of Klamath Falls, Oregon.)

State of Oregon, County of Klamath
Recorded 07/13/00, at 11:20 a. m.
In Vol. M00 Page 25555
Linda Smith,
County Clerk Fee \$ 26⁰⁰