

NN

MAR 19 2001 3:34pm

Vol. M01 Page 10996  
STATE OF OREGON, } ss.Randy M. Weldon  
1213 E. 3rd Avenue  
Broomfield, CO 80020

Grantor's Name and Address

Pamela Musgrave  
513 Alder Street  
Pacific Grove, CA 93950

Grantee's Name and Address

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

Pamela Musgrave  
513 Alder Street  
Pacific Grove, CA 93950

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

Same as above

SPACE RESERVED  
FOR  
RECORDER'S USEState of Oregon, County of Klamath  
Recorded 03/19/01, at 3:34p.m.  
In Vol. M01 Page 10996  
Linda Smith,  
County Clerk Fee \$ 21.00 Deputy.

MTC 52968

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Randy M. Weldon

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Pamela J. Musgrave

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:

The South 198 feet of the North 358 feet of the S1/2 of NW1/4 of NE1/4 in Section 23, Township 35 South, Range 6 East of the Willamette Meridian, Klamath Falls, Oregon.

(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): n/a

, 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 \$ 220,340.00. 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. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on \_\_\_\_\_; 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.

Randy M. Weldon  
RANDY M. WELDONColorado  
STATE OF OREGON, County of Boulder ) ss.This instrument was acknowledged before me on March 7, 2001  
by Randy M. Weldon

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Linda M. Bottinelli  
Notary Public for Oregon Colorado  
My commission expires 1-7-04

01.00M