

01 APR 25 PM 3:06



Gary A. Skellham

Vol M01 Page 18583Grantor's Name and Address
I T P Financial Services LLC

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
First American Title Ins. Co.
422 Main St.
Klamath Falls, Or. 97601SPACE RESE
FOR
RECORDER'S

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

I-T-P-Financial-Services-LLC
6525-Valhalla Ave.
Klamath Falls, Ore. 97603

State of Oregon, County of Klamath

Recorded 04/25/01, at 3:06 p.m.In Vol. M01 Page 18583

Linda Smith,

County Clerk

Fee \$ 21.00

---, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Gary A. Skellham

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

I F P Financial Services LLChereinafter 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:

Lots 32 and 33 in Block 5, of TRACT 1145, NOB HILL, a resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to Trust Deed recorded April 4, 1994 in Vol. M94 Page 9761 which grantee herein agrees to assume and pay.

(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 \$ 11,918.74. [Ⓢ] 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 [Ⓢ], 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.

Gary Skellham

STATE OF Alaska, County of Fairbanks North Star BoroughThis instrument was acknowledged before me on April 20, 2001, by Gary Skellham

This instrument was acknowledged before me on _____, by _____, as _____

OFFICIAL SEAL
STATE OF ALASKA
NOTARY PUBLIC
LAURIE M. GIECK
MARCH 22, 2004

Notary Public for Oregon Alaska
My commission expires March 22, 2004

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