

01 MAY 15 PM 3:24

MT 53926-MS
WARRANTY DEED

Vol M01 Page 22371

JEFFREY BRADFORD and ANGELA BRADFORD, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOSHUA WRIGHT,
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:

LOT 3 IN BLOCK 14, TRACT NO.1070, SIXTH ADDITION TO SUNSET VILLAGE,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3909-012CA-00900-000

562849

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 129,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **3863 RIO VISTA WAY, KLAMATH FALLS, OR 97603**

Dated this 14th day of May, 2001.

Jeffrey Bradford
JEFFREY BRADFORD
Angela Bradford
ANGELA BRADFORD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 14, 2001 by
JEFFREY BRADFORD AND ANGELA BRADFORD AS TENANTS BY THE ENTIRETY.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53926-MS

Return to:
JOSHUA WRIGHT
3863 RIO VISTA WAY
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 05/15/01, at 3:24 p.m.
In Vol. M01 Page 22371
Linda Smith,
County Clerk Fee \$ 21.00