

THOMAS C. DICKERT,

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

DANA SEYMOUR,

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 16 in Block 44 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3809-028CA-06300

KEY# 305798

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 109,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2051 HURON STREET, KLAMATH FALLS, OR 97601

Dated this 15th day of AUG, 2001.

Thomas C. Dickert
THOMAS C. DICKERT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 15, 2001 by THOMAS C. DICKERT.

Tamara L. McDaniel
(Notary Public for Oregon)



My commission expires 12/17/01

ESCROW NO. MT54770-TM

Return to:
DANA SEYMOUR
2051 HURON STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 09/21/01 at 3:09 p m.
In Vol. M01 Page 48125
Linda Smith,
County Clerk Fee \$ 21⁰⁰