

'01 DEC 10 AM 11:18

MTL 55671-MS  
WARRANTY DEED

Vol. M01 Page 62935

EDWARD F. GRAHAM and MATTHEW LEE GRAHAM,

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

SEAN CAMPBELL

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 1, BLOCK 5 OF TRACT NO. 1091, LYNNWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3808-025DD-09200-000

425908

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 \$ 143,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 720 PONDEROSA DRIVE, KLAMATH FALLS, OR 97601

Dated this 6<sup>th</sup> day of December, 2001.

X  
EDWARD F. GRAHAM

Matthew Lee Graham  
MATTHEW LEE GRAHAM

Ⓢ Mark witnessed by Deborah Norman  
and  
Ⓢ Karen D. Lewis

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 07, 2001 by  
~~EDWARD F. GRAHAM~~ AND MATTHEW LEE GRAHAM.



[Signature]  
(Notary Public for Oregon)

My commission expires 6-19-04

ESCROW NO. MT55671-MS

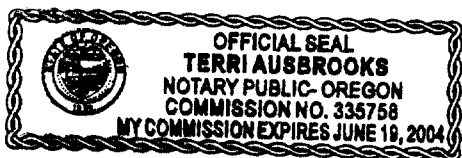
Return to:

SEAN CAMPBELL  
720 PONDEROSA DRIVE  
KLAMATH FALLS, OR 97601

26.00

**SIGNATURE-BY-MARK ACKNOWLEDGMENT**

State of Oregon }  
 County of Klamath } ss.



On this the 7<sup>th</sup> day of December, 2001,  
 before me, the undersigned Notary Public, personally appeared

Edward F. Graham

Name of Individual Signing by Mark

☐ personally known to me – OR –  
☒ proved to me on the basis of satisfactory evidence  
 to be the person who made and acknowledged making his/her mark  
 on the within instrument in my presence and in the presence of the  
 two persons indicated below who have signed the within instrument

as witnesses, one of whom, \_\_\_\_\_

Witness Writing Marker's Name

also wrote the name of the signer by mark near the mark.  
 Witness my hand and official seal.

[Signature]

Signature of Notary Public

Deborah Norman

Name and Address of Witness

Karen D. Lewis

Name and Address of Witness

**OPTIONAL**

*Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**

Top of thumb here

State of Oregon, County of Klamath

Recorded 12/10/01 11:18 a m.

Vol M01, Pg 62935-36

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2