

'01 DEC 20 PM3:05

MTL55832-TA
WARRANTY DEED

Vol M01 Page 65194

'01 DEC 20 PM3:05
BOYD D. SHARP ANNE C. SHARP,

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

LORIE A GAVIN,

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 20 IN BLOCK 1 OF BRYANT TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

446075

3809-034DD-06600

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 \$ 98,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1509 Derby Street/Klamath Falls, OR. 97603

Dated this 19th day of Dec, 2001.

Boyd D. Sharp
BOYD D. SHARP

Anne C. Sharp
ANNE C. SHARP

State of Oregon
County of ~~KLAMATH~~ Umatilla

This instrument was acknowledged before me on December 19, 2001 by BOYD D. SHARP AND ANNE C. SHARP.

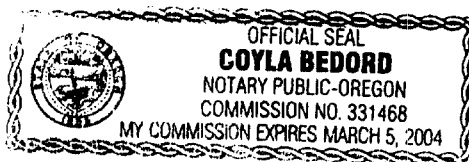
Coyla Bedord
(Notary Public for Oregon)

My commission expires 3-5-04

ESCROW NO. MTL55832-TA

Return to:

LORIE ANN GAVIN
1509 Derby Street
Klamath Falls, OR. 97603



State of Oregon, County of Klamath
Recorded 12/20/01 3:05 p. m.
Vol M01, Pg 65194
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

21.00m