

mtc SS 985 - KR

# RECORDING COVER SHEET

## ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

### AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

Walter Meder  
4119 Summers Lane  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 01/14/2002 11:15a m.  
Vol M02, Pg 2131-2132  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).  
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Warranty Deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Seeson & Edgar LLC

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Walter L. Meder, Denna Meder & Jack L. Rookstern

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

4133.40.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Same

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

n/a

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

n/a

# WARRANTY DEED

2132

SESSOM & EDGAR, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WALTER L. MODEN, DONNA MODEN and JACK L. ROOKSTOOL, with the rights of  
survivorship,  
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 7 in Block 3 of TRACT 1096 - AMERICANA, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

ACCT #3909-014DA-04400

KEY #575194

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 \$ 133,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4119 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 11th day of January 2002.

SESSOM & EDGAR, L.L.C., AN OREGON  
LIMITED LIABILITY COMPANY

BY: Ernest R. Sessom  
ERNEST R. SESSOM, OWNER

BY: Alfred L. Edgar  
ALFRED L. EDGAR, OWNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 11, 2002 by  
ERNEST R. SESSOM AND ALFRED L. EDGAR AS OWNERS OF SESSOM & EDGAR, L.L.C., AN  
OREGON LIMITED LIABILITY COMPANY.

Kristil L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2002

ESCROW NO. MT55985-KR

Return to:

WALTER L. MODEN  
4119 SUMMERS LANE  
KLAMATH FALLS, OR 97603

