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Vol M02 Page 2271

State of Oregon, County of Klamath  
Recorded 01/14/2002 2:14 p. m.  
Vol M02, Pg 2271-72  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

mtc 56083-TA

# **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.

Ronald W. Ochs  
701 California Ave  
Klamath Falls, OR 97601

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.

Daniel L. Senderlin & Melodi D. Lawson

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

Ronald W. Ochs

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.

\$ 76,000.00

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 as above

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

26.00

# WARRANTY DEED

2272

DANIEL L. SANDERLIN and MELODI D. LAWSON, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RONALD W. OCHS

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:

THE WESTERLY 120 FEET OF LOT 11, BLOCK 102, BUENA VISTA 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, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 IN BLOCK 102, BUENA VISTA  
ADDITION TO KLAMATH FALLS AS SHOWN BY THE PLAT THEREOF ON RECORD IN  
KLAMATH COUNTY, OREGON, RUNNING THENCE EASTERLY ALONG THE LOT LINE  
BETWEEN LOTS 10 AND 11, TO SAID BLOCK, 120 FEET, RUNNING THENCE SOUTH  
PARALLEL WITH THE EAST LINE OF SAID LOT 11 TO THE SOUTH LINE OF SAID LOT  
11, RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 11, 120  
FEET OF THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY 60 FEET TO  
THE PLACE OF BEGINNING.

40973

3809-032BB-04600-000

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 \$ 76,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 701 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

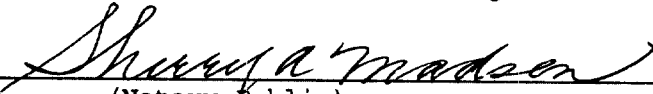
Dated this 11 day of January 2002

  
DANIEL L. SANDERLIN

  
MELODI D. LAWSON

State of Montana  
County of Flathead

This instrument was acknowledged before me on January 11, 2002 by DANIEL  
L. SANDERLIN AND MELODI D. LAWSON.

  
(Notary Public)

My commission expires 7/24/04

ESCROW NO. MT56083-TA

Return to:  
RONALD W. OCHS  
701 CALIFORNIA AVENUE  
KLAMATH FALLS, OR 97601