

02 JAN 14 PM3:14

mtc 56083-7A

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. Sanderlin & 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.

\$176,000.00

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

24.00

State of Oregon, County of Klamath
Recorded 01/14/2002 3:14 P.m.
Vol M02, Pg 2271-72
Linda Smith, County Clerk
Fee \$ 24.00 # of Pgs 2

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 FEED 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



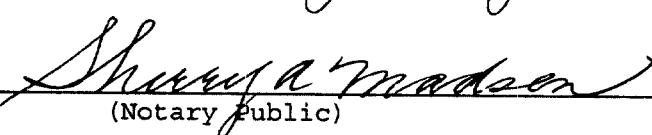
DANIEL L. SANDERLIN



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