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mtc Sb163-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.

State of Oregon, County of Klamath
Recorded 01/22/2002 11:18a m.
Vol M02, Pg 4010-11
Linda Smith, County Clerk
Fee \$ 2600 # of Pgs 2

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.

Peter C. Hall
6462 Bryant Ave
Klamath Falls OR 97603

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.

Keith Lozier & Michelle Lozier

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

Peter Hall Jr & Martha Becker

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.

\$127,000.00

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 m

WARRANTY DEED

4011

KEITH F. LOZIER and MICHELE C. LOZIER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PETER C. HALL, JR. and MARTHA Z. DECKER, 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 3 in Block 7 of SECOND ADDITION TO WINEMA GARDENS, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

ACCT #3909-001BA-09000

KEY #506410


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.

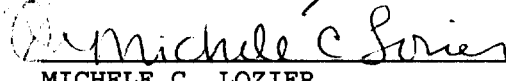
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 127,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6462 BRYANT AVENUE, KLAMATH FALLS, OR 97603

Dated this 18th day of JANUARY, 2002.



KEITH F. LOZIER


MICHELE C. LOZIER



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 18, 2002 by KEITH
F. LOZIER & MICHELE C. LOZIER.



(Notary Public for Oregon)

My commission expires 5-1-2005

ESCROW NO. MT56163-KR

Return to:
PETER C. HALL, JR.
6462 BRYANT AVENUE
KLAMATH FALLS, OR 97603