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02 JAN 23 PM 2:46

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STATE OF OREGON,

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Ronald Dean Olson
1406 Etna St
Klamath Falls, OR
97601State of Oregon, County of Klamath
Recorded 01/23/2002 2:46 p m.

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Linda Smith, County Clerk

Fee \$ 21.00

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WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Martha Jane Ottoman (Grossen)
Rodney J. Ottoman

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Ronald Dean Olson

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath

County, State of Oregon, described as follows, to-wit:

a portion of Lots 9 & 10 of Empire Tracts, in the County of Klamath State of Oregon, described as follows: Beginning at the northeast corner of said lot 10; thence south along the east line of said lot 10, 90 feet thence west at right angles 142 feet, more or less, to the west line of said lot 9, thence north along the west line of said lot 9, 90 feet to the south line of Frieda Street thence East 142 feet to the place beginning -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on January 23, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Martha Jane Ottoman
Rodney J. Ottoman

STATE OF OREGON, County of Douglas ss.

This instrument was acknowledged before me on January 23, 2002, by Martha Jane Ottoman and Rodney J. Ottoman

This instrument was acknowledged before me on

by

as

of

Laura Valbert
Notary Public for Oregon
My commission expires 9-29-03

21 CA