



THIS SPACE RESERVED FOR RECORDER'S USE

mtc 56405-LW

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After recording return to:

BETH A. TUCCCIARONE

4317 LA HABRA WAY

KLAMATH FALLS, OR 97603

Until a change is requested all  
tax statements shall be sent to  
the following address:

BETH A. TUCCCIARONE

4317 LA HABRA WAY

KLAMATH FALLS, OR 97603

Escrow No. MT56405-LW

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 03/19/2002 11:08 a m.

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Linda Smith, County Clerk

Fee \$ 21.02 # of Pgs 1

'02 MAR 19 AM 11:08

## WARRANTY DEED

GARY L. FANNING, JR. and NATALIE E. FANNING, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BETH A. TUCCCIARONE

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 8 IN BLOCK 22 OF TRACT 1127 OF NINTH ADDITION TO SUNSET VILLAGE,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

KEY NO: 566391

3909-012CD-10100-000

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.

The true and actual consideration for this conveyance is \$ 223,000.00.

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.

Dated this 15<sup>th</sup> day of March, 2002.

GARY L. FANNING, JR.

NATALIE E. FANNING

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 15, 2002 by GARY  
L. FANNING, JR. AND NATALIE E. FANNING.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2003

