

'02 MAR 25 PM3:16

MT56446-KR

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

CHARLES P. GALLAGHER

7760 CANNON AVENUE

KLAMATH FALLS, OR 97603

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

CHARLES P. GALLAGHER

7760 CANNON AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT56446-KR

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

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State of Oregon, County of Klamath

Recorded 03/25/2002 3:16 p m.

Vol M02, Pg 17381

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

DONALD A. AMBERS, JR. and JANET E. AMBERS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CHARLES P. GALLAGHER and ANNA M. GALLAGHER, as tenants by the entirety  
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 West 105 feet of Lots 11 and 12, Block 47 of HILLSIDE 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.

3809-028CD-01800-000

KEY #373232

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 \$ 185,000.00.

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 22nd day of March, 2002.

Donald A. Ambers Jr  
DONALD A. AMBERS, JR.

Janet E. Ambers  
JANET E. AMBERS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 22, 2002 by  
DONALD A. AMBERS, JR. AND JANET E. AMBERS.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003

