

**Amertitle**

THIS SPACE RESERVED FOR RECORDER'S USE

MT56582-KR

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After recording return to:  
JAMES D. CHILDERS  
4719 PEPPERWOOD COURT  
KLAMATH FALLS, OR 97603

Until a change is requested all  
 tax statements shall be sent to  
 the following address:  
JAMES D. CHILDERS  
4719 PEPPERWOOD COURT  
KLAMATH FALLS, OR 97603

Escrow No. MT56582-KR  
 Title No. \_\_\_\_\_

ate of Oregon, County of Klamath  
 corded 03/28/2002 11:06 a. m.  
 Vol M02, Pg 18270  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

ALBERT H. STONE and BARBARA M. STONE, TRUSTEES OF THE STONE FAMILY TRUST  
 U.A.D. FEBRUARY 6, 1990,  
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES D. CHILDERS and JANET D. CHILDERS, 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:

Lot 12, Block 4, TRACT NO. 1087, known as FIRST ADDITION TO BANYON PARK,  
 according to the official plat thereof on file in the office of the County  
 Clerk of Klamath County, Oregon.

KEY #571474

3909-014BA-05800-000

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 \$ 93,500.00.

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 27th day of March, 2002.

TRUSTEES OF THE STONE FAMILY TRUST  
 BY: Albert H. Stone Trustee  
ALBERT H. STONE, TRUSTEE

BY: Barbara M. Stone Trustee  
BARBARA M. STONE, TRUSTEE

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on March 27, 2002 by  
 ALBERT H. STONE and BARBARA M. STONE AS TRUSTEES OF THE STONE FAMILY TRUST  
 U.A.D. FEBRUARY 6, 1990.



Kristil L. Redd  
 (Notary Public for Oregon)

My commission expires 11/16/2003