

02 APR 7 10:58

AmériTitle

THIS SPACE RESERVED FOR RECORDER'S USE
MTC 56921-TA

After recording return to:

RODNEY OSBORN

P.O. BOX 402

BONANZA, OR 97623

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

RODNEY OSBORN

P.O. BOX 402

BONANZA, OR 97623

Escrow No. MT56921-TA

Title No. _____

Vol M02 Page 23477

State of Oregon, County of Klamath

Recorded 04/22/2002 10:58 a m.

Vol M02. Pg 23477

Linda Smith, County Clerk

Fcc \$ 21⁰⁰ # of Pgs 1

WARRANTY DEED

LAROY E. FLEMING and IRMA FLEMING,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RODNEY OSBORN and SARAH OSBORN, 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 6 IN BLOCK 89 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT
NO 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

INCLUDING A MOBILE HOME, LICENSE PLAT NO. X-237910.

392346
882038

3711-023DO-03600
M-237910

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 \$ 18,000.00.

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 April day of 18, 2002

Laroy E. Fleming
LAROY E. FLEMING

Irma Fleming
IRMA FLEMING

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 18, 2002 by LAROY
E. FLEMING AND IRMA FLEMING.

(Notary Public for Oregon)

My commission expires 8/24/04

