

'02 APR 26 PM 2:39

AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 24838

After recording return to:

MICHAEL V. SHIRAR

3161 PARAMONT STREET

KLAMATH FALLS, OR 97603

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

MICHAEL V. SHIRAR

3161 PARAMONT STREET

KLAMATH FALLS, OR 97603

Escrow No. MT56518-MS

Title No. _____

State of Oregon, County of Klamath

Recorded 04/26/2002 2:39 p m.

Vol M02, Pg 24838

Linda Smith, County Clerk

Fcc \$ 21.00 # of Pgs 1

WARRANTY DEED

JUANITA S. FAIRCLO,

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

MICHAEL V. SHIRAR

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 9 OF TRACT 1343, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

3909-012BA-05100-000

885792

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 \$ **24,900.00.**

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 26th day of April 2002.

Juanita S. Fairclo
JUANITA S. FAIRCLO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 26 2002 by
JUANITA S. FAIRCLO.

Margaret Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

