



THIS SPACE RESERVED FOR RECORDER'S USE  
MTC 56477-LW

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first recording return to:

CINDY A. WELSBACHER

P.O. BOX 1051

KENO, OR 97627

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

CINDY A. WELSBACHER

P.O. BOX 1051

KENO, OR 97627

Escrow No. MT56477-LW

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

State of Oregon, County of Klamath

Recorded 05/08/2002 11:11 a m.

Vol M02, Pg 27446

Linda Smith, County Clerk

Fee \$ 21<sup>00</sup> # of Pgs 1

'02 MAY 8 AM 11:11

## WARRANTY DEED

PHILIP M. SHARPE,

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

CINDY A. WELSBACHER

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:

11  
LOT 7 IN BLOCK/OF TRACT 1189-MISTY MOUNTAIN, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

4007-001A0-00600-000  
M-170059

700398  
716130

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:

"TOGETHER WITH A 1980 DIPLO MOBILE HOME, PLATE #X170059, VIN #9550, WHICH  
IS SITUATED OF THE SUBJECT PROPERTY."

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 \$ 50,000.00.

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 3 day of May, 2002

Philip M. Sharpe  
PHILIP M. SHARPE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 3 2002 by  
PHILIP M. SHARPE.

Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2003

