

02 MAY 15 PM 2:51

After Recording Return to:

STEVEN B. LARSON

335 McKinley Street

Merrill, OR 97633

Until a change is requested all tax statements

Shall be sent to the address noted above.

State of Oregon, County of Klamath

Recorded 05/15/2002 2:51 P m.Vol M02, Pg 29055

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

JUDITH A. CLOPP and KENNETH D. CLOPP and AUTUMN R. CLOPP, herein called grantor, convey(s) to STEVEN B. LARSON, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

A portion of the W 1/2 S 1/2 N 1/2 SE 1/4 SW 1/4, Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies East along the section line a distance of 1672.5 feet and North 0° 02' West along the center line of McKinley Street a distance of 887.5 feet and East a distance of 40 feet from the iron monument which marks the Southwest corner of Section 1, Township 41 South, Range 10 East of the Willamette Meridian and running thence: East a distance of 115.75 feet to an iron pin; thence North 0° 02' West a distance of 62.5 feet to an iron pin; thence West 115.75 feet to an iron pin; thence South 0° 02' East a distance of 62.5 feet, more or less, to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$27,000.00.

(here comply with the requirements of ORS 93.930)

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 May 14, 2002.

Autumn R. Clopp
AUTUMN R. CLOPP

Judith A. Clopp
JUDITH A. CLOPP

Kenneth D. Clopp
KENNETH D. CLOPP

STATE OF OREGON, County of Klamath ss.

On May 14, 2002 personally appeared the above named JUDITH A. CLOPP and KENNETH D. CLOPP and AUTUMN R. CLOPP and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00055092

Before me: M.A. Silveria
Notary Public for Oregon
My commission expires: 11-01-06

Official Seal

