

After Recording Return to:
JAMES M. GAVIN
 4690 Crosby Avenue
 Klamath Falls, OR 97603
 Until a change is requested all tax statements
 Shall be sent to the address noted above.

State of Oregon, County of Klamath
 Recorded 05/17/2002 11:46 a m.
 Vol M02, Pg 29468
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
 (INDIVIDUAL)

LEROY SKELLHAM and BERNICE M. SKELLHAM, herein called grantor, convey(s) to **JAMES M. GAVIN**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The East 65 feet of Lots 45, 46, 47 and 48, Block 6, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 **\$90,000.00**.
 (here comply with the requirements of ORS 93.930)

J.M.H. 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 15, 2002.

[Signature]
LEROY SKELLHAM

[Signature]
BERNICE M. SKELLHAM

STATE OF OREGON, County of **Klamath**) ss.

On May 15, 2002 personally appeared the above named **LEROY SKELLHAM and BERNICE M. SKELLHAM** 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.: 00054872

Before me: *[Signature]*
 Notary Public for Oregon
 My commission expires: 11-01-04

Official Seal

