



After recording return to:

Delbert Latham  
24350 S. Schuelbel School Road  
Beaver Creek, OR 97004

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

Delbert Latham  
24350 S. Schuelbel School Road  
Beaver Creek, OR 97004

Escrow No. 026107  
Title No. K-58717

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 05/20/2002 3:10 p.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 MAY 20 PM3:10

### STATUTORY WARRANTY DEED

Geoffrey E. Nelson, Grantor, conveys and warrants to Delbert H. Latham and Sandra D. Latham, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:


Lots 3 and 4, in Block 6 Wagon Trail Acreages No. 1, Second addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:  
Easements, Covenants, Conditions and Restrictions of record, if any.

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.

The true consideration for this conveyance is \$35,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 13th day of May, 2002.

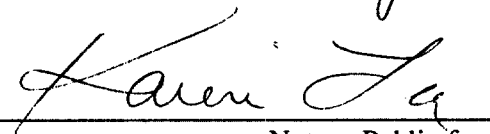
  
Geoffrey E. Nelson

STATE OF OREGON

County of Deschutes } ss.

This instrument was acknowledged before me on this 13th day of May, 2002  
by Geoffrey E. Nelson



  
Notary Public for Oregon

My commission expires: 5/5/2004

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