

After Recording Return to:

PEGEEN FITZPATRICK

3239 MARY WAY  
CHICOPEE, OR 97624

Until a change is requested all tax statements  
Shall be sent to the address shown above.

State of Oregon, County of Klamath

Recorded 05/24/2002 3:13 p.m.

Vol M02, Pg 30946

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**

(INDIVIDUAL)

ALTON L. SWEET and EDNA J. SWEET, both as individuals and as Trustees Under the Declaration of Trust as Disclosed by document recorded in Book M-84, page 16718, Klamath County Records, herein called Grantors, convey(s) to **PEGEEN FITZPATRICK, herein called Grantee**, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 9, Block 46, Tract No. 1184, OREGON SHORES UNIT NO. 2 FIRST ADDITION, 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. *P.F.*

The true and actual consideration for this transfer is **\$100,000.00.**  
(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 22, 2002.

Alton L. Sweet  
ALTON L. SWEET, INDIVIDUALLY and as  
Trustee under the Declaration of Trust as disclosed  
By document recorded in Book M-84, page 16718,  
Klamath County Records

Edna J. Sweet  
EDNA J. SWEET, INDIVIDUALLY and as  
Trustee under the Declaration of Trust as  
disclosed by document recorded in Book M-84, page  
16718, Klamath County Records

STATE OF OREGON, County of Klamath) ss.

On May 24, 2002, personally appeared the above named ALTON L. SWEET and EDNA J. SWEET both as individuals and as Trustees under the Declaration of Trust as disclosed by document recorded in Book M-84, page 16718, Klamath County Records.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00055037

Before me: [Signature]  
Notary Public for Oregon  
My commission expires: 3-27-05

Official Seal

