

02 MAY 31 PM 1:04



After recording return to:

Dana Seymour

PO Box 1122  
Klamath Falls, OR 97601

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

Dana Seymour

[Signature]

Escrow No. K58742S

Title No. K58742-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 32138

State of Oregon, County of Klamath

Recorded 05/31/2002 1:04 P m.

Vol M02, Pg 32138

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### STATUTORY WARRANTY DEED

Alice G. Kilham, Grantor, conveys and warrants to Dana F. Seymour, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 9 and the Westerly 45 feet of Lot 10, Block 49 of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, Excepting therefrom the South 7 feet thereof for alley conveyed to the City of Klamath Falls, in Deed Book 63 on Page 67, Deed records of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Trust Deed recorded in Volume M98, Page 38415, Records of Klamath County, Oregon, in which Buyer will herein assume upon closing, and reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$250,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 13 day of May, 2002.

Alice G. Kilham

Alice G. Kilham

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 13 day of May, 2002  
by Alice G. Kilham



[Signature]

Notary Public for Oregon

My commission expires: 10/10/03

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