

02 JUN 13 PM 3:40

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After Recording Return to:
CHARLETTE R. BREWER
P.O. Box 213
K. Falls OR 97601

State of Oregon, County of Klamath
 Recorded 06/12/2002 3:40 p. m.
 Vol M02, Pg 34668
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
 Shall be sent to the following address:
CHARLETTE R. BREWER
 Same as above

WARRANTY DEED
 (INDIVIDUAL)

SUSAN KROUSE, herein called grantor, convey(s) to **CHARLETTE R. BREWER** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot G, Block 69, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$40,000.00**.
 (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. *CRB*

Dated June 13, 2002.

SUSAN KROUSE

Susan Krouse by Billie
 BY: Billie Kezer, her attorney-in-fact

Kezer her attorney-in-fact

STATE OF OREGON, County of Klamath) ss.

On June 13, 2002 personally appeared the above named Billie Kezer at Attorney in Fact for Susan Krouse and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00055254

Before me: *Marlene T. Addington*
 Notary Public for Oregon
 My commission expires: 3-22-2005

Official Seal

