



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ROGER NELSON
7600 BOOTH ROAD
KLAMATH FALLS, OR 97603

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

ROGER NELSON
7600 BOOTH ROAD
KLAMATH FALLS, OR 97603

Escrow No. MT57388-KR

Title No. _____

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State of Oregon, County of Klamath

Recorded 06/14/2002 11:16 a. m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

PEGGY HANKINS and PATRICIA MANHART, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROGER NELSON

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of **KLAMATH** and State of Oregon, to wit:

Lots 3, 4, 5 and 10 of EMMITT TRACTS, according to the official plat
thereof on file in the Office of the Clerk of Klamath County, Oregon.
TOGETHER with the easterly 30 feet of the vacated 60 foot roadway that
attached thereto.

TOGETHER WITH: a 1958 REX Mobile Home X6424, VIN#40436, a 1974 CRTHN
Mobile Home X107122, VIN#14X562BRFK91052, a 1995 WYNDR Mobile Home
X220387, VIN#11820448AB.

KEY #590970

3910-007CB-00900

KEY #590989

3910-007CB-01300

M-107122

M-220387

M-006424

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 160,000.00.

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 this 12 day of June, 02.

Peggy Hankins
PEGGY HANKINS
Patricia Manhart
PATRICIA MANHART

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on June 14, 2002 by PEGGY
HANKINS.

[Signature]
(Notary Public for Oregon)

My commission expires 3-2-04

State of California
County of Yolo

This instrument was acknowledged before me on June 12, 2002 by PATRICIA MANHART.

Donna Z. Riggins
(Notary Public for California)

My commission expires 7-3-03

