

02 JUN 14 PM 3:24



After recording return to:

John Delgado
1804 Lexington Avenue
Klamath Falls, OR 97601

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

John Delgado
1804 Lexington Avenue
Klamath Falls, OR 97601

Escrow No. K58662S

Title No. K58662S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 34967

State of Oregon, County of Klamath

Recorded 06/14/2002 3:24 p.m.

Vol M02. Pg 34967

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Kathryn Falagrang, Conservator of the Kenneth Lowell Osburn Estate, Grantor, conveys and warrants to John ~~X~~ Delgado, Jr. and Nikkaya ~~X~~ Delgado, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The South half of Lot 10, and all of Lots 11 and 12 in Block 30 of SECOND 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.

This property is free of liens and encumbrances, EXCEPT: 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.

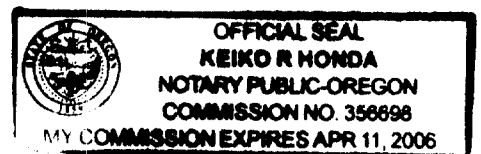
The true consideration for this conveyance is \$53,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 11th day of June, 2002.

Kenneth Lowell Osburn Estate

By: Kathy Falagrang, Conservator
Kathy Falagrang, Conservator

STATE OF OREGON
County of KLAMATH } ss.



This instrument was acknowledged before me on this 11th day of June, 2002
by Kathy Falagrang

Keiko R. Honda

Notary Public for Oregon

My commission expires: April 11, 2006