

02 JUL 3 AM 9:37



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Grant & Carole Thacker

3939 S. 6th St., #183

Klamath Falls, OR 97603

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

Grant & Carole Thacker

3939 S. 6th St., #183

Klamath Falls, OR 97603

Escrow No. K58909L

Title No.

State of Oregon, County of Klamath

Recorded 07/03/2002 9:37 a. m.

Vol M02, Pg 38111

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Kelly A. Murga, Grantor, conveys and warrants to Grant Thacker and Carole Thacker as Trustees of the Grant and Carole U.S. Trust, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7 of Block A of Nichols Addition to the Town of Klamath Falls (now City of Klamath Falls) Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and ALSO all that portion of the Southerly 2 feet of vacated alley through Block A of Nichols Addition to the City of Klamath Falls, Oregon adjoining Lot F in said Block A.

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 \$26,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 28th day of June, 2002.

Kelly A. Murga

Kelly A. Murga

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 28th day of June, 2002
by Kelly A. Murga



Laura Valbert
Notary Public for Oregon

My commission expires: 9-29-03