



THIS SPACE RESERVED FOR RECORDER'S USE
mtc 57459 -TM

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After recording return to:

JAMES M. YERGER

3701 MADISON AVENUE

KLAMATH FALLS, OR 97603

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

JAMES M. YERGER

3701 MADISON AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT57459-TM

Title No. _____

State of Oregon, County of Klamath

Recorded 07/03/2002 11:14 a.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 JUL 3 AM 11:14

WARRANTY DEED

CHARLES P. GALLAGHER and ANNA M. GALLAGHER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES M. YERGER

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:

Lot 46 of GRACE PARK, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

KEY#561387

3909-012BC-06000

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 \$ 109,900.00.

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 1 day of July, 2002

Charles P. Gallagher
CHARLES P. GALLAGHER

Anna M. Gallagher
ANNA M. GALLAGHER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 1, 2002 by
CHARLES P. GALLAGHER AND ANNA M. GALLAGHER

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

