



THIS SPACE RESERVED FOR RECORDER'S USE

MTL 57539-MS

Vol M02 Page 38537

After recording return to:

CHARLES E. HART

2441 ORCHARD WAY

KLAMATH FALLS, OR 97601

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

CHARLES E. HART

2441 ORCHARD WAY

KLAMATH FALLS, OR 97601

Escrow No. MT57539-MS

Title No. _____

State of Oregon, County of Klamath

Recorded 07/05/2002 3:01 p. m.

Vol M02, Pg 38537

Linda Smith, County Clerk

Fcc \$ 21.00 # of Pgs 1

02 JUL 5 PM 3:01

WARRANTY DEED

MICHAEL G. REEDER and PATRICIA A. REEDER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHARLES E. HART and PAMELA R. MADDOX as tenants by the entirety
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 23 in Block 125 of MILLS 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.

3809-033AD-03900-000

481909

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 \$ 39,000.00.

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 30th day of June, 2002.

Michael G. Reeder
MICHAEL G. REEDER

Patricia A. Reeder
PATRICIA A. REEDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 30, 2002 by
MICHAEL G. REEDER AND PATRICIA A. REEDER.

[Signature]
(Notary Public for Oregon)

commission expires 6-19-04

