

Vol M02 Page 40647  
STATE OF OREGON, 1KAREN ANNE SUTTON  
PO Box 191-500 Sk. Hill  
Chemult, OR 97731  
Grantor's Name and AddressJOEL & GREG KACKSTETTER  
14095 CANARY RD. TERREBONNE,  
Grantee's Name and Address ORE 97760

After recording, return to (Name, Address, Zip):

JOEL W. KACKSTETTER  
14095 CANARY RD.  
TERREBONNE, ORE. 97760

Until requested otherwise, send all tax statements to (Name, Address, Zip):

JOEL W. KACKSTETTER  
14095 CANARY RD.  
TERREBONNE, ORE. 97760SPACE RESERVED  
FOR  
RECORDER'S USEState of Oregon, County of Klamath  
Recorded 07/17/2002 3:06 p. m.  
Vol M02, Pg 40647-48  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that KAREN SUTTON/VAN DONKhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOEL W. AND GREGORY M. KACKSTETTERhereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:1996 FUQUA TRIPLE-WIDE MFG. HOME  
MODEL "DESERT CLASSIC", SERIAL #14239  
AND APPROXIMATELY .55 ACRES OF LAND  
(SEE REVERSE SIDE EXHIBIT "A")2) (CONTINUED) TO ~~THE~~ DELINQUENT  
PROPERTY & HOUSE TAXES DUE IN THE  
AMOUNT OF \$1,732.14 DOLLARS.3) SATISFY WASHINGTON MUTUAL  
IN REGARDS TO ANY 'PAST-DUE'  
MONIES/PAYMENTS OWED.

## (A) BUYERS AGREE TO:

1) ASSUME OR PAY-OFF EXISTING LOAN,  
WITH, AND PAYABLE TO, WASHINGTON  
MUTUAL IN THE IN THE AMOUNT OF  
\$88,200.00 DOLLARS2) SATISFY KLAMATH COUNTY IN REGARDS4) PAY SELLER/GRANTOR KAREN SUTTON  
VAN DONK THE TOTAL OF \$15,001.00  
DOLLARS, PAYMENT TO BE MADE AS  
FOLLOWS: 100 (ONE DOLLAR) DUE AT THIS  
SIGNING, \$5,000.00 DUE WHEN ALL  
(OVER)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS

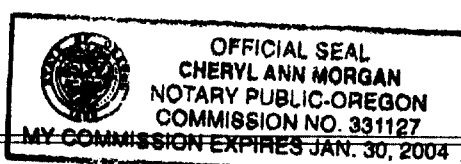
, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 10<sup>th</sup> day of July, 2001; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Karen A. Sutton  
F.R.A. Karen A. Van DonkSTATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on 7-15, 2001by Karen A. SuttonThis instrument was acknowledged before me on 7-10, 2001by Gregory M. Kackstetteras Notary Publicof State of Oregon

Notary Public for Oregon

My commission expires 1-30-0405  
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EXHIBIT ~~AB~~ "AB"  
DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon.

Beginning at the S.E. Corner of Section 20, T 27S, R. 8E. W.M., said point being marked by a 1982 Brass Cap; thence N 89°47'21" W. along the South line of Section 20, 1315.77 feet to the East 1/16 corner, said point being marked by a 5/8" iron pin; thence N 0°07'59" E. 2643.75' to the C.E. 1/16 corner; said point being marked by a 5/8" iron pin; thence S 89°46'16" E. along the East-West centerline of Section 20, 726.62' to a point marked by a 5/8" iron pin; thence South 749.36' to a point marked by a 5/8" iron pin; thence East 583.00' to a point on the East line of Section 20, said point being marked by a 5/8" iron pin; thence South, along the East line of Section 20, 144.62' to a point marked by a 5/8" iron pin; thence N 56°56'20" W. 155.11' to a point marked by a 5/8" iron pin; thence West 453.00' to a point marked by a 5/8" iron pin; thence South 1130.32' to a point marked by a 5/8" iron pin; thence East, 583.00' to a point on the East line of Section 20, said point being marked by a 5/8" iron pin; thence South, along the East line of Section 20, 706.00' to the point of beginning, all in Klamath County, Oregon.

(A) (CONTINUED)

STIPULATIONS ~~ABOVE~~ (SEE "B" BELOW) HAVE BEEN MET. BALANCE OF \$10,000<sup>00</sup> DOLLARS (TEN THOUSAND) DUE AND PAYABLE ON OR BEFORE JULY 7, 2002.

(B) THIS CONTRACT IS ~~NOT~~ SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) BEING ABLE TO QUALIFY AND ASSUME, OR OTHERWISE PAY-OFF THE EXISTING LOAN WITH WASHINGTON MUTUAL IN THE AMOUNT OF \$88,200<sup>00</sup> DOLLARS.
- 2) NO LIENS OR ENCUMBRANCES ON SAID PROPERTIES
- 3) THAT THERE ARE NO CLAIMS TO TITLE OR OWNERSHIP OF STATED PROPERTIES BY ANYONE OTHER THAN KAREN SUTTON-VAN DONK (SELLER/GRANTOR)
- 4) BUYERS RESERVE THE RIGHT TO DELETE AND THEREBY NULLIFY ANY OR ALL OF THE ABOVE STIPULATIONS (B-1 THRU 4) AT ANY TIME.

