



MTZ 57662-TA

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JENINE HELMS398 HILLSIDE AVENUEKLAMATH FALLS, OR 97601

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

JENINE HELMS398 HILLSIDE AVENUEKLAMATH FALLS, OR 97601Escrow No. MT57662-TA

Title No. _____

Vol M02 Page 41317

State of Oregon, County of Klamath

Recorded 07/22/2002 3:00 p. m.Vol M02, Pg 41317

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 JUL 22 PM3:00

WARRANTY DEED

HARRY ARTHUR CROSBY and HELEN P. CROSBY, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JENINE HELMS

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 4 IN BLOCK 47 OF HILLSIDE ADDITION, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

373107

3809-028CD-00300

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 \$ 85,900.00.

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 22 day of July, 2002

Harry Arthur Crosby
HARRY ARTHUR CROSBY

Helen P. Crosby
HELEN P. CROSBY

Harry A. Crosby Attorney in Fact
BY: HARRY A. CROSBY, ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 22, 2002 by HARRY
ARTHUR CROSBY, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR HELEN P. CROSBY.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05