



After recording, return to:

Clecy & Freida Sweet  
5781 Aling Alley  
Klamath Falls, OR 97601

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

SAME

Escrow No. K59004S

Title No. K59004-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 43602

State of Oregon, County of Klamath

Recorded 07/31/2002 3:38 p. m.

Vol M02, Pg 43602-06

Linda Smith, County Clerk

Fee \$ 41.00 # of Pgs 5

'02 JUL 31 PM3:38

### STATUTORY WARRANTY DEED

Samuel Keith Cater and Barbara Cater as tenants by the entirety as an undivided 1/2 interest; and JoAnn M. Fletcher as to an undivided 1/2 interest, Grantor, conveys and warrants to Clecy Sweet and Freida Sweet, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$61,500.00 (Here comply with the requirements of ORS 93.030)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Samuel Keith Cater

Samuel Keith Cater

Barbara Cater

Barbara Cater

JoAnn M. Fletcher

JoAnn M. Fletcher

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this \_\_\_\_ day of July, 2002  
by Samuel Keith Cater, Barbara Cater, and JoAnn M. Fletcher

\_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

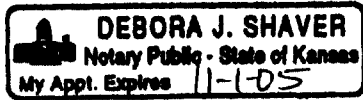
K41

43603

STATE OF Kansas  
County of Butler

} ss.

This instrument was acknowledged before me on this 25<sup>th</sup> day of July, 2002  
by Jo Ann M. Fletcher, a single person



Debora J. Shaver

Notary Public for ~~Oregon~~  
Kansas

My commission expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of

San Diego

} ss.

On 07-23-02

Date

, before me,

Wanda K. Michaelis

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Samuel Keith Cater

Name(s) of Signer(s)



personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

W Michaelis

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document:

Oregon Statutory Warranty Deed

Document Date:

07-08-02

Number of Pages:

17 pages

Signer(s) Other Than Named Above:

None**Capacity(ies) Claimed by Signer**

Signer's Name:

Samuel Keith Cater☒ Individual☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing:

self

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of

San Diego

} ss.

On

07-23-02

Date

, before me,

Wanda K. Michaelis

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

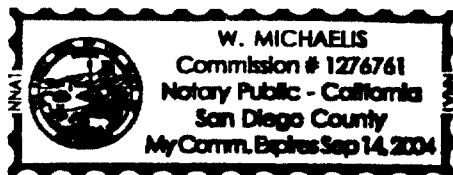
personally appeared

Barbara Cater

Name(s) of Signer(s)



personally known to me

☐ proved to me on the basis of satisfactory evidence

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Signer's Name:

Barbara Cater☒ Individual☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing:

self

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



43606

Exhibit "A"  
Legal Description

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Lots 1, 2, 3, 4 and 5 Block 28 Buena Vista Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. And

Lots 1, 2, 3, 4, 5 and 6 Block 17, Klamath Lake 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. Together with the alley vacated by Order recorded November 26, 1954 in Volume 270 page 582, Deed records of Klamath County, Oregon.