



THIS SPACE RESERVED FOR RECORDER'S USE

mtc 57730-TM

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After recording return to:

MICHAEL J. KEPPEL
435 ATLANTA AVENUE
SAN JOSE, CA 95125

State of Oregon, County of Klamath
Recorded 08/01/2002 3:09 p. m.
Vol M02, Pg 43734
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

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

MICHAEL J. KEPPEL
435 ATLANTA AVENUE
SAN JOSE, CA 95125

Escrow No. MT57730-TM
Title No. _____

'02 AUG 1 PM3:09

WARRANTY DEED

SHARON A. HEIDMAN, WHO ACQUIRED TITLE AS SHARON A. TOWNE, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MICHAEL J. KEPPEL

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:

The East one-half of Lot 3 in Block 32 of HILLSIDE 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.

KEY#304129 3809-029DA-05900

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 \$ 83,500.00.

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 29 day of July, 2002

Sharon A. Heidman
SHARON A. HEIDMAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 29, 2002
SHARON A. HEIDMAN.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

