



THIS SPACE RESERVED FOR RECORDER'S USE

MT57353-LW

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After recording return to:

STEVEN R. DUFFY

5626 LIBERTY AVE.

KLAMATH FALLS, OR 97603

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

STEVEN R. DUFFY

5626 LIBERTY AVE.

KLAMATH FALLS, OR 97603

Escrow No. MT57353-LW

Title No. _____

State of Oregon, County of Klamath

Recorded 08/07/2002 3:01 p. m.

Vol M02, Pg 44590

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 AUG 7 PM3:01

WARRANTY DEED

ERNEST R. SESSOM AND ALFRED L. EDGAR, OWNERS OF SESSOM & EDGAR, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

STEVEN R. DUFFY and TASHA DUFFY, 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 14, Block 3, AMERICANA TRACT 1096, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3909-014DA-05100-000

575265

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 \$ **122,650.00.**

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 26 day of July, 2002.

SESSOM & EDGAR, L.L.C., AN OREGON
LIMITED LIABILITY COMPANY

BY: Ernest R. Sessom
ERNEST R. SESSOM, OWNER

BY: Alfred L. Edgar
ALFRED L. EDGAR, OWNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 26, 2002 by
ERNEST R. SESSOM AND ALFRED L. EDGAR, OWNERS OF SESSOM & EDGAR, L.L.C., AN
OREGON LIMITED LIABILITY COMPANY.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

