



After recording return to:

Marc A. Timmerman  
18 Irving Drive  
Little Rock, AR 72204

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

Marc A. Timmerman  
18 Irving Drive  
Little Rock, AR 72204

Escrow No. K59056L  
Title No.

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 08/08/2002 2:08 p. m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 AUG 8 PM2:08

### STATUTORY WARRANTY DEED

Thor R. Coulter, Grantor, conveys and warrants to Marc A. Timmerman, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4, Block 301 DARROW ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 \$62,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8 day of August, 2002.

Thor Coulter  
Thor R. Coulter

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 8 day of August, 2002  
by Thor R. Coulter



Laura Valbert  
Notary Public for Oregon

My commission expires: 9-29-03