

02 AUG 13 PM 3:18

After Recording Return to:
DEBBY LYNN FRANKE
2405 White Avenue
Klamath Falls, OR. 97601

State of Oregon, County of Klamath
Recorded 08/13/2002 3:18 p. m.
Vol M02, Pg 45644
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the address shown above.

WARRANTY DEED
(INDIVIDUAL)

VERNON G. LUDWIG and OFELIA LUDWIG, husband and wife, herein called Grantors, convey(s) to **DEBBY LYNN FRANKE**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 15, Block 305, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$47,500.00**.
(here comply with the requirements of ORS 93.930)

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.

10-27

Dated August 8, 2002.

Vernon G. Ludwig

VERNON G. LUDWIG

Ofelia Ludwig

OFELIA LUDWIG

STATE OF OREGON, County of **Klamath**) ss.

On August 13, 2002, personally appeared the above named **VERNON G. LUDWIG** and **OFELIA LUDWIG** and acknowledged the foregoing instrument to be their voluntary act and deed.

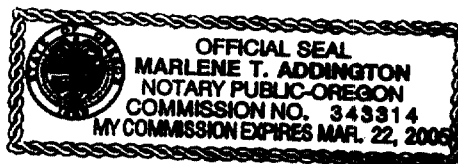
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00055564

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal



2/A