



After recording return to:

Mark A. Makinson

26830 Hwy 140 E  
Bonanza AZ 85623

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

Mark A. Makinson

Escrow No. K59271S

Title No. K59271S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 08/27/2002 3:28 p. m.

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Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

'02 AUG 27 PM 3:28

### STATUTORY WARRANTY DEED

Phillip Seldner, Grantor, conveys and warrants to Mark A. Makinson and Mary E. Makinson, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

That portion of the W1/2 E1/2 NE1/4 SW1/4 lying Southeasterly of Highway No. 140 in Section 7, Township 38 South, Range 11 East of the Willamette Meridian, 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 \$95,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 26th day of August 2002

x Phillip Seldner  
Phillip Seldner

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 26 day of August, 2002  
by Phillip Seldner



[Signature]  
Notary Public for Oregon

My commission expires: 8-2-03

K21'