



After recording return to:

Franklin S. Smith

2309 BARBARA DR.

CAMARILLO, CA 93012

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

Franklin S. Smith

Same

Escrow No. 0250403

Title No. K-59077

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 09/04/2002 3:02 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 SEP 4 PM 3:02

### STATUTORY WARRANTY DEED

Edward J. Sukacz and Alma C. Sukacz, husband and wife, Grantor, conveys and warrants to Franklin S. Smith, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 Block 3 in WAGON TRAIL ACREAGES, No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:  
Easements, Covenants, Conditions and Restrictions of record, if any.  
2002/2003 real property taxes, a lien not yet payable.

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 \$215,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21<sup>st</sup> day of August, 2002.

Edward J. Sukacz

Edward J. Sukacz

Alma C. Sukacz

Alma C. Sukacz

STATE OF OREGON

County of Lincoln

} ss.

This instrument was acknowledged before me on this 21<sup>st</sup> day of August, 2002  
by Edward J. Sukacz and Alma C. Sukacz

Christine L. Hurliman  
Notary Public for Oregon

My commission expires: 11/04/02



K21-