

Teresa Ann Seltzer, Grantor, releases and quitclaims to Richard James Seltzer, Grantee, the following described real property:

733 West Oregon Avenue, Klamath Falls, Klamath County, Oregon, also described as:

Lots 3 and 4, excepting the Northerly 73 feet thereof, Block 14, Buena Vista Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon

The true consideration is no cash consideration. Conveyance is given per Decree of Dissolution of Marriage and Judgment for *Teresa Ann Seltzer, Petitioner, and Richard James Seltzer, Respondent*, Klamath County Circuit Court Case No. 0103125CV.

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 16 day of August, 2002.

*Teresa Ann Seltzer*  
Teresa Ann Seltzer

STATE OF OREGON )  
 ) ss.  
County of Klamath )

On this 16 day of August, 2002, personally appeared before me the above named Teresa Ann Seltzer and acknowledged the foregoing instrument to be her voluntary act and deed.



*Marsha Cobine*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11-7-03

GRANTOR  
Teresa Ann Seltzer  
5464 Basin View Drive  
Klamath Falls, OR 97603

to

GRANTEE  
Richard James Selter  
733 West Oregon Avenue  
Klamath Falls, OR 97601

After recording return to:  
Robert S. Hamilton  
Attorney at Law  
821 E Jackson Street  
Medford, OR 97504

State of Oregon, County of Klamath  
Recorded 09/09/2002 8:34 a. m.  
Vol M02, Pg 50805  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

Richard James Seltzer  
733 West Oregon Avenue  
Klamath Falls, OR 97601