



THIS SPACE RESERVED FOR RECORDER'S USE  
MT58075-TM

Vol M02 Page 52791

After recording return to:

ANDREA NICOLE BROWN  
5855 SPRINGCREST WAY

KLAMATH FALLS, OR 97603

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

ANDREA NICOLE BROWN  
5855 SPRINGCREST WAY

KLAMATH FALLS, OR 97603

Escrow No. MT58075-TM

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 09/16/2002 3:34 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 SEP 16 PM3:34

## WARRANTY DEED

RICHARD S. ACKROYD and VALERIE K. ACKROYD, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ANDREA NICOLE BROWN and CASEY A. HITE, with the rights of survivorship  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 18 in TRACT 1344, SEVENTH ADDITION TO NORTH HILLS - PHASE 1,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

KEY#885350

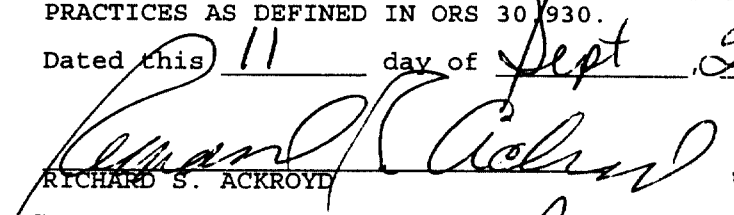
3809-036BC-02200

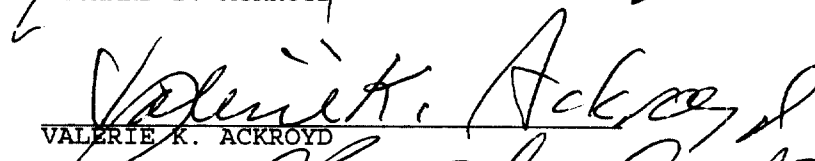
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 152,000.00.

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 11 day of Sept, 2002.

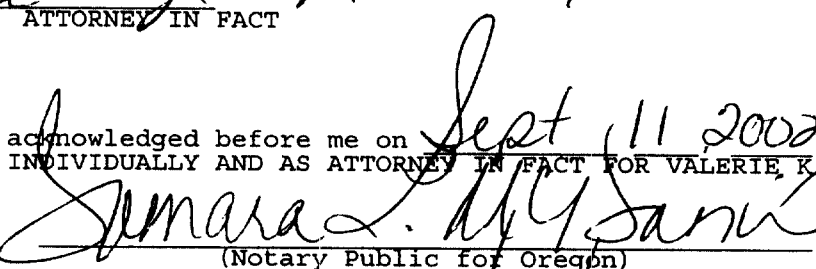
  
RICHARD S. ACKROYD

  
VALERIE K. ACKROYD

  
BY: RICHARD S. ACKROYD, ATTORNEY IN FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 11 2002 by  
RICHARD S. ACKROYD, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR VALERIE K. ACKROYD.

  
(Notary Public for Oregon)

My commission expires 12/17/05

