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02 SEP 17 AM 9:19

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STATE OF OREGON,

} ss.

DON DUFRESNE JR.

717 ROSEDOWN DR

THIBODAUX, LA 70301

Grantor's Name and Address

ALAN F DETRICK Y

DIANNE D. DETRICK

6705 AUMSVILLE HWY SE

SALEM

Grantee's Name and Address

OR 97301

After recording, return to (Name, Address, Zip):

ALAN DETRICK

6705 AUMSVILLE HWY

SALEM OR 97301

Until requested otherwise, send all tax statements to (Name, Address, Zip):

ALAN DETRICK

6705 AUMSVILLE HWY

SALEM OR 97301

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 09/17/2002 9:19 a.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DON DUFRESNE JR

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ALAN F & DIANNE D. DETRICK
AS TENANTS BY THE ENTIRETY

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

TRACT 1060

BLOCK 1

SUNFOREST ESTATES

LOT 62

ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGONSUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS,
RESTRICTIONS, RIGHTS OF WAY AND ALL MATTERS
APPEARING ON RECORD.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9500.00. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 9th day of September, 2002, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Don J. Dufresne Jr.

LOUISIANA Parish
STATE OF OREGON, County of St. John the Baptist ss.

This instrument was acknowledged before me on September 9, 2002,

by _____, 30

This instrument was acknowledged before me on _____, 30

by _____

as _____

of _____

Notary Public for Oregon St. John the Baptist
My commission expires With L.R.