

02 SEP 17 PM 1:59

After Recording Return to:  
**DONALD L. TIDWELL**  
**LOLA M. TIDWELL**  
5646 Schiesel Avenue  
Klamath Falls, OR 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**DONALD L. TIDWELL**  
**LOLA M. TIDWELL**  
5646 Schiesel Avenue  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 09/17/2002 1:59 p.m.  
Vol M02, Pg 53039  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
(INDIVIDUAL)

**HAROLD J. VAN DEVEREN and LOIS E. VAN DEVEREN**, herein called grantor, convey(s) to **DONALD L. TIDWELL and LOLA M. TIDWELL, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**PARCEL 1:**

**Lot 20, SCHIESEL TRACTS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**PARCEL 2:**

**The North 30 feet of the West 50 feet of Lot 52, CLOVERDALE**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$84,900.00**.  
(here comply with the requirements of ORS 93.930)

**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 : 9-13-02

*Harold J. Van Deveren*  
**HAROLD J. VAN DEVEREN**

*Lois E. Van Deveren*  
**LOIS E. VAN DEVEREN**

STATE OF OREGON, County of **Klamath**) ss.

On September 13, 2002 - personally appeared the above named **HAROLD J. VAN DEVEREN and LOIS E. VAN DEVEREN** and acknowledged the foregoing instrument to be their voluntary act and deed.

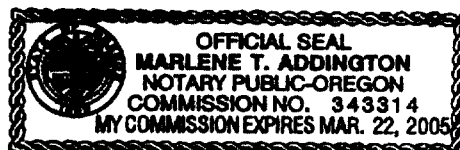
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00055673

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My commission expires: 3-22-2005

Official Seal



21A