



MTL 58251-KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DANNY R. ALLEN2958 HOPE STREETKLAMATH FALLS, OR 97603

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

DANNY R. ALLEN2958 HOPE STREETKLAMATH FALLS, OR 97603Escrow No. MT58251-KR

Title No. _____

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State of Oregon, County of Klamath

Recorded 09/18/2002 3:07 p m.Vol M02, Pg 53292

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 SEP 18 PM3:07

WARRANTY DEED**BRIAN L. ROSS,**

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DANNY R. ALLEN and CYNTHIA L. ALLEN, as tenants by the entiretyGrantee(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:

Beginning at the Northwest corner of Block 59, NICHOLS ADDITION to the City of
Klamath Falls, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon; thence East along the North line
of said Block, 84 1/2 feet; thence South 40 feet; thence West 84 1/2 feet to
Lincoln Street; thence North 40 feet to the place of beginning, being a part
of Lot 1 in Block 59 of said addition.

KEY #369915

ACCT #3809-029DC-00900

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 \$ **40,000.00.**

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 18th day of September, 2002
BRIAN L. ROSSState of Oregon
County of KLAMATHThis instrument was acknowledged before me on September 18 2002 by BRIAN
L. ROSS.
(Notary Public for Oregon)My commission expires 11/16/2003