



MTL 58382 - m

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LYLE B. WANGEMAN

5555 LIBERTY AVENUE

KLAMATH FALLS, OR 97603

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

LYLE B. WANGEMAN

5555 LIBERTY AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT58382-MS

Title No. _____

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State of Oregon, County of Klamath

Recorded 09/19/2002 3:04 p. m.

Vol M02, Pg 53472

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 SEP 19 PM 3:04

WARRANTY DEED

SESSOM & EDGAR, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

LYLE B. WANGEMAN and NORMA WANGEMAN, husband and wife

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 21, Block 2, AMERICANA TRACT 1096, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.**

3909-014DA-03200-000

575087

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 \$ **124,900.00.**

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 19th day of September 2002

SESSOM & EDGAR, L.L.C., AN OREGON
LIMITED LIABILITY COMPANY

BY: *Ernest R. Sessom*
ERNEST R. SESSOM, OWNER

BY: *Alfred L. Edgar*
ALFRED L. EDGAR, OWNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 19, 2002 by
ERNEST R. SESSOM AND ALFRED L. EDGAR, OWNERS OF SESSOM & EDGAR, L.L.C., AN
OREGON LIMITED LIABILITY COMPANY.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

