



MT 58189-KR

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

WILLIAM R. DURAN4917 GRACILE COURTKLAMATH FALLS, OR 97603

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

WILLIAM R. DURAN4917 GRACILE COURTKLAMATH FALLS, OR 97603Escrow No. MT58189-KR

Title No. _____

State of Oregon, County of Klamath

Recorded 09/30/2002 3:12 p. m.Vol M02, Pg 55511

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 SEP 30 PM3:12

WARRANTY DEED

JAMES L. CHAPMAN,

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

WILLIAM R. DURAN and LAURA J. DURAN, as tenants by the entirety

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 4 of Block 3, GATEWOOD - TRACT 1035, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

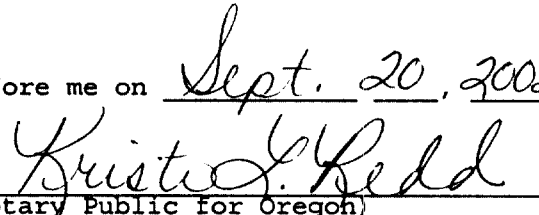
KEY #570313

3909-014AB-08100

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 \$ 115,000.00.

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 30.030.

Dated this 20th day of September, 2002.
JAMES L. CHAPMANState of Oregon
County of KLAMATHThis instrument was acknowledged before me on Sept. 20, 2002 by JAMES
L. CHAPMAN.
(Notary Public for Oregon)My commission expires 11/16/2003