

02 OCT 8 PM 2:54

ASPEN 55732

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After Recording Return to:

DIANE L. LEE

JULIE A. COATNEY

2425 Vine Avenue

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

DIANE L. LEE

JULIE A. COATNEY

2425 Vine Avenue

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 10/08/2002 2:54 p m.

Vol M02, Pg 57550

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

ALICE A. CONNELL WHO ACQUIRED TITLE AS ALICE A. KINCAID, herein called grantor, convey(s) to DIANE L. LEE AND JULIE A. COATNEY, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SUIVIVORSHIP all that real property situated in the County of KLAMATH, State of Oregon, described as:

LOT 452, BLOCK 126, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$52,500.00.
(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 October 1, 2002.

Alice A. Connell by Shirley J. Hansen as her Attorney in Fact
ALICE A. CONNELL

STATE OF OREGON, County of Klamath) ss.

On Oct 2, 2002 personally appeared the above named ALICE A. CONNELL *by Shirley J. Hansen as her atty in fact.* who acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00055732

Before me: *Vickie Blankenburg*
Notary Public for Oregon
My commission expires: 7/01/05

Official Seal

