

MT58437-MS

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

JAMIE ANDERSON1928 BENSON STREETKLAMATH FALLS, OR 97603

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

JAMIE ANDERSON1928 BENSON STREETKLAMATH FALLS, OR 97603Escrow No. MT58437-MS

Title No. \_\_\_\_\_

Vol M02 Page 58045

State of Oregon, County of Klamath

Recorded 10/10/2002 3:10 P m.Vol M02, Pg 58045

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 OCT 10 PM3:10

## WARRANTY DEED

CITIFINANCIAL, INC.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMIE ANDERSON and SHERRY L. ANDERSON not as tenants in common, but with  
right of survivorship

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:

Lots 6, 7, 8 and the Westerly 13.03 feet of Lot 5, Block 36, MOUNTAIN VIEW  
ADDITION, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

3809-021CC-06800-000

174769

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 \$ 143,000.00.

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 9 day of October, 2002.

CITIFINANCIAL, INC.

BY: \_\_\_\_\_

\_\_\_\_\_, AUTHORIZED SIGNER

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_  
AS AUTHORIZED SIGNER FOR CITIFINANCIAL, INC..

Amy E. K. Bitz  
(Notary Public)  
My commission expires \_\_\_\_\_

AMY E. K. BITZ  
Notary Public  
Baltimore County  
Of the State of Maryland  
Commission Expires Oct 1, 2005