

AFTER RECORDING RETURN TO:



First American Title Insurance Company of Oregon

CRATER TITLE DIVISION

Vol M02 Page 4512
Vol M02 Page 59300

Rogue River Branch
201 West Main • P.O. Box 478
Rogue River, Oregon 97537
(541) 582-4707 • FAX (541) 582-4715

State of Oregon, County of Klamath
Recorded 01/23/2002 2:56 p m.
Vol M02, Pg 4512
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

'02 OCT 17 PM12:21

'02 JAN 23 PM2:56

Order # 20009024RR

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Philip Earl Garlick, Grantor, conveys and warrants to Ronald Breshears and Patricia Breshears, Husband and Wife as Tenants by the Entirety, Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, described as follows, to-wit:

The East 188 feet of Lot 16 New Deal Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Conditions and Restrictions of record.

A Lien in the amount of \$3,168.00 plus interest and costs, if any, to State of Oregon, Department of Human Resources. Entered July 17, 1991 in Volume M95 page 7597, records of Klamath County, Oregon.

Subject to the statutory powers of the Suburban Sanitary District.

Subject to the rules, regulations and assessments of the North Shasta Lighting District

The Levies and assessments, water and irrigation rights, easements for ditches and canals and regulations of the Enterprise Irrigation District.

The true consideration paid for this conveyance is Ten Thousand And 00/100 DOLLARS \$10,000.00.

☐ However, the whole consideration includes other value given or promised (check if other consideration statement applies).

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 QRS 30.930.

Dated this 22 day of January 2002

Philip Earl Garlick
Philip Earl Garlick

* RERECORDED TO INCLUDE ATTACHMENT

Ronald H. Breshears 10-17-02

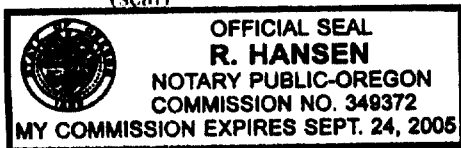
STATE OF OREGON)

) ss.

County of Klamath Jackson)

This instrument was acknowledged before me on the 22 day of January 2002 by Philip Earl Garlick.

(seal)



R. Hansen
Notary Public for Oregon
My commission expires: 9-24-2005

SEND TAX STATEMENTS TO GRANTEE AT:
P.O. BOX 181
ROGUE RIVER, OR 97537

State of Oregon, County of Klamath
Recorded 10/17/2002 12:21 p m.
Vol M02, Pg 59300-01
Linda Smith, County Clerk
Fee \$ 10.00 RR # of Pgs 2

K21-

RR #10.00



59301

DEPARTMENT OF JUSTICE
DIVISION of CHILD SUPPORT
P.O. Box 14670
Salem, OR 97309
Telephone: (503) 986-2461
FAX: (503) 986-0562
TDD: (503) 378-5938

September 20, 2002

Ronald Breshears
P.O. Box 181
Rogue River, OR 97537-0181

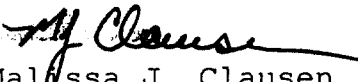
RE: Josephine Co. Circuit Court No. 92F0135

Dear Mr. Breshears:

This letter is to acknowledge receipt of your payment in the amount of \$4,608.00 by personal check number 4405. Although the judgement lien has since expired, your payment is pursuant to the enclosed signed agreement in which you took ownership of property subject to the lien of the afore mentioned judgement. The debtor for this judgement is Arden G. Garlick who at one time possessed an interest in the Klamath County property at issue.

A lien record abstract was filed in Klamath County in 1995 (Vol M95 P7597) per the Josephine County judgement. The amount of \$4,608.00 represents the support that accrued under the judgement until Mr. Garlick's interest in the property ceased. The Division of child support provided this information to First American Title Company for escrow transaction number 20009024. You may record this letter as proof of your payment.

Sincerely,


Malissa J. Clausen
Child Support Agent
(503) 986-2573