

02 OCT 23 PM 1:29

After Recording Return to:

TIMOTHY W. HANKES and JANET L. HANKES
2249 SUNLIT ANN DRIVE
SANTA ROSA, CA 95403-8152

Vol M02 Page 60438

Until a change is requested all tax statements

Shall be sent to the following address:

TIMOTHY W. HANKES and JANET L. HANKES

Same as above

State of Oregon, County of Klamath

Recorded 10/23/2002 1:29 p.m.

Vol M02, Pg 60438

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

CEDRIC LEIGH TRACY, AS SUCCESSOR TRUSTEE OF THE MARTHA V. TRACY REVOCABLE TRUST, herein called grantor, convey(s) to TIMOTHY W. HANKES and JANET L. HANKES, HUSBAND AND WIFE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 9, Block 14, FIRST ADDITION TO KLAMATH RIVER ACRES, 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 \$18,000.00.

(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.

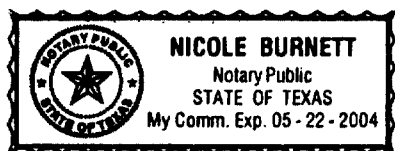
Dated 10-19-02.

CEDRIC LEIGH TRACY AS SUCCEOR TRUSTEE OF THE MARTHA V. TRACY REVOCABLE TRUST

By: Cedric Leigh Tracy, Successor Trustee
CEDRIC LEIGH TRACY, SUCCESSOR TRUSTEE

STATE OF Texas, County of Tarrant ss.

On 10-19-02 personally appeared the above named CEDRIC LEIGH TRACY, SUCCESSOR TRUSTEE OF THE ESTATE OF MARTHA V. TRACY REVOCABLE TRUST and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Nicole Burnett

Notary Public for

My commission expires:

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00055902

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