



After recording return to:

Wade J. Reddell

2601 FALLS
R. F. FOLLO, OR 97603

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

Wade J. Reddell

same

Escrow No. K59623S

Title No. K59623-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 10/30/2002 11:46 a m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Teddie D. Franklin, Grantor, conveys and warrants to Wade J. Reddell, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A"

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$30,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30 day of October, 2002

Teddie D. Franklin

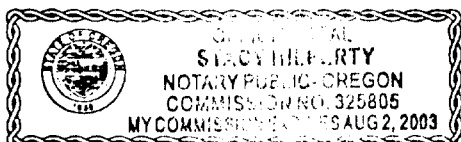
Teddie D. Franklin

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 30 day of October, 2002
by Teddie D. Franklin

[Signature]
Notary Public for Oregon
My commission expires: 8-2-03



62314

The Northerly 40 feet of Lots 702 and 703, Block 104, Mills Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, further described as follows:

Beginning at the Northwestern corner of Lot 703 aforesaid being the corner of Owens Street and the alley through Block 104 aforesaid; thence East along the Southerly line of Alley 100 feet, more or less to the East line of Lot 702 aforesaid; thence South along said East line of said Lot, 40 feet; thence West and parallel with Applegate Avenue, 100 feet, more or less to Owens Street; thence North along East side of Owens Street, 40 feet to the point of beginning.