

02 OCT 31 PM 3:31



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Terry R. Sellars

PO Box 7638

Klamath Falls, OR 97602

State of Oregon, County of Klamath

Recorded 10/31/2002 3:31 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

Terry R. Sellars

PO Box 7638

Klamath Falls, OR 97602

Escrow No. K59458S

Title No. K59458-S

### STATUTORY WARRANTY DEED

Darwin Vernon Huck, Grantor, conveys and warrants to Terry R. Sellars and Teresa <sup>S</sup> Sellars, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

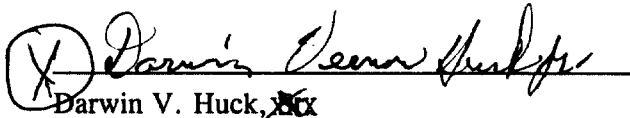
Lot 38 in FIRST ADDITION TO MADISON PARK, according to the official plat thereof on file in the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$75,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 15<sup>th</sup> day of October, 2002.

  
Darwin V. Huck, ~~xxx~~

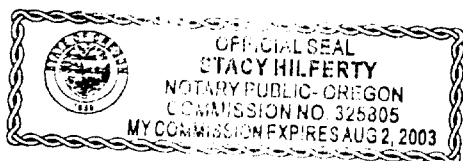
~~XXXXXXXXXXXXXXXXXXXX~~

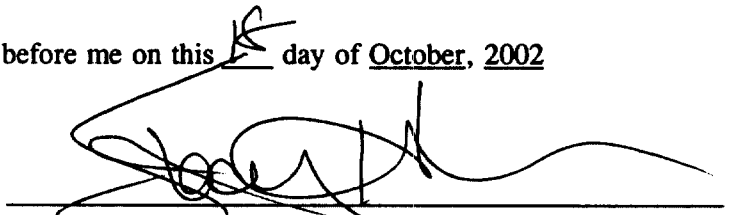
STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 15 day of October, 2002  
by Darwin V. Huck



  
Notary Public for Oregon  
My commission expires: 8203