

After Recording Return to:

RICHARD SILVEUS

19560 Sprague River Rd

Sprague River, OR 97639

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

State of Oregon, County of Klamath

Recorded 11/12/2002 3:17 p.m.

Vol M02, Pg 65557

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

VERNON L. FULTON (who acquired title as Vern L. Fulton) and KAREN RAE FULTON, herein called grantor, convey(s) to RICHARD SILVEUS, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

The S 1/2 of the NW 1/4 of Section 32, and that portion of the N 1/2 SE 1/4 of Section 32 lying Northwesterly of the center thread of Sprague River, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH Easements for ingress and egress recorded June 20, 1996 in Volume M-96, Page 18306, described as the Northerly 30 feet and Westerly 30 feet of the N 1/2 N 1/2 Section 32, Township 35 South, Range 10 East of the Willamette Meridian, lying South and West of Sprague River Highway and recorded June 20, 1996 in Volume M-96 at Page 18307, described as the Southerly 30 feet of that portion of the S 1/2 of Section 29, Township 35 South, Range 10 East of the Willamette Meridian, lying West of Sprague River Highway.

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 \$79,500.00.

(here comply with the requirements of ORS 93.930) (The execution of this deed directly to the Grantee named is done at the direction of ~~Western Exchanges, Inc.~~, as part of a tax deferred exchange.)
American Exchange Services, Inc.

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: July 23, 2002

Vernon L. Fulton
VERNON L. FULTON

Karen Rae Fulton
KAREN RAE FULTON

STATE OF OREGON, County of Klamath) ss.

On July 23, 2002 personally appeared the above named VERNON L. FULTON and KAREN RAE FULTON and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00055195

Before me: Vickie Blankenburg
Notary Public for Oregon
My commission expires:

Official Seal

