

Warranty Deed -- Statutory Form

Lola Dubray, Grantor, conveys and warrants to **Jeffery E. Sieminski and Pamela J. Sieminski**, husband and wife, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 14, Block 9, Tract No. 1123, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No. R165831

SUBJECT TO: Encumbrances, easements, reservations and restrictions of record.

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 PRACTICE AS DEFINED IN ORS 30.930.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time Grantor acquired property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligation.

The true consideration for this conveyance is Seven Thousand Five Hundred Dollars (\$7,500.00).

Dated November 7, 2002

Lola Dubray
Lola Dubray

State of Oregon, County of Klamath
Recorded 11/13/2002 10:34 a.m.
Vol M02, Pg 65641
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Personally appeared the above-named Lola Dubray
dated on 7th November 2002 and acknowledged the
foregoing instrument to be their voluntary act and deed.

Alicia H Boothe

Notary Public for Oregon

After recording return to:

Jeffery E. and Pamela J. Sieminski
P.O. Box 41917
Eugene, OR 97404

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

Jeffery E. and Pamela J. Sieminski
P.O. Box 41917
Eugene, OR 97404

STATE OF OREGON, County of Lane) ss.

