

MT 57562-MS

THIS SPACE RESERVED FOR RECORDER'S USE



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After recording return to:

FRANCES PECKHAM
2915 BEGONIA ST.
UNION CITY, CA 94587

State of Oregon, County of Klamath

Recorded 11/15/2002 3:00 P m.

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Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

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

FRANCES PECKHAM
2915 BEGONIA ST.
UNION CITY, CA 94587

Escrow No. MT57562-MS

Title No. _____

WARRANTY DEED

SESSOM & EDGAR, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantor(s) hereby grant, bargain, sell, warrant and convey to: **FRANCES PECKHAM and ANN MC COY, with the rights of survivorship** Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 11, Block 3, in TRACT 1096 - AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #575238

ACCT #3909-014DA-04800

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ **131,200.00.**

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 this 14th day of November, 2002.

SESSOM & EDGAR, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: Ernest R. Sessom, Member
ERNEST R. SESSOM, MEMBER

BY: Alfred L. Edgar, Member
ALFRED L. EDGAR, MEMBER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 14, 2002 by ERNEST R. SESSOM & ALFRED L. EDGAR, MEMBERS OF SESSOM & EDGAR, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Kristi L. Redd
(Notary Public for Oregon)



commission expires 11/16/2003