



After recording return to:

DAVID G. WELCH

~~15150 MUSTANG ROAD~~ PO BOX 1097

KENO, OR 97627

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

DAVID G. WELCH

~~15150 MUSTANG ROAD~~ PO Box 1097

KENO, OR 97627

Escrow No. MT58600-TM

Title No. \_\_\_\_\_

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State of Oregon, County of Klamath

Recorded 11/19/2002 3:06 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

JAMES M. SWEET, JR. and DESIREE SWEET, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DAVID G. WELCH and CARRIE D. WELCH, as tenants by the entirety 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:

Lots 3, 4 and 5, in Block 3 of **KLAMATH RIVER SPORTSMAN'S ESTATES**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY#623506

4008-017CA-01500

KEY#623515

4008-017CA-01600

KEY#623775

4008-017CA-01700

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 \$ 185,000.00.

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 15<sup>th</sup> day of November, 2002

JAMES M. SWEET, JR.

DESIREE SWEET

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 15, 2002 by JAMES M. SWEET, JR. AND DESIREE SWEET.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05

