

MT 58698-LW

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

STEVE CASEBEER
154 CREST STREET
KLAMATH FALLS, OR 97603

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

STEVE CASEBEER
154 CREST STREET
KLAMATH FALLS, OR 97603

Escrow No. MT58698-LW
Title No.

Vol M02 Page 68858

State of Oregon, County of Klamath
Recorded 11/26/2002 3:10 p.m.
Vol M02, Pg 68858
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

JAMES L. RAVENSCRAFT, JR. and RITA C. RAVENSCRAFT, as tenants by the
entirety,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

STEVE CASEBEER and ALICE CASEBEER, 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:

Lot 6 in Block 4 of BEVERLY HEIGHTS, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

3809-034AB-00100-000

442505

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 \$ 279,500.00.

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 5 day of November 2002

JAMES L. RAVENSCRAFT, JR.

RITA C. RAVENSCRAFT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on
L. RAVENSCRAFT, JR. AND RITA C. RAVENSCRAFT.

November 5, 2002 by JAMES

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

