

02 DEC 4 PM 3:05



After recording return to:

Michael B. Bigham

1905 Dawn Court

Klamath Falls, OR 97601

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

Michael B. Bigham

1905 Dawn Court

Klamath Falls, OR 97601

Escrow No. K59750S

Title No. K59750S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 70489

State of Oregon, County of Klamath

Recorded 12/04/2002 2:05 p m.

Vol M02, Pg 70489

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Oscar Carlson and Elizabeth Ann Carlson, as tenants by the entirety; Grantor, conveys and warrants to Michael B. Bigham and Maria T. Bigham, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 62 of Merryman's Replat of vacated Portion of Old Orchard Manor, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$87,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of December, 2002.

Oscar Carlson

Elizabeth Ann Carlson

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 2 day of December, 2002
by Oscar Carlson and Elizabeth Carlson

Brenda P. Rodriguez
Notary Public for Oregon
My commission expires: 9-16-05

K21.