



MT 58995-M

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JERRY E. FULS

P.O. BOX 7292

KLAMATH FALLS, OR 97602

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

JERRY E. FULS

P.O. BOX 7292

KLAMATH FALLS, OR 97602

Escrow No. MT58995-MS

Title No.

Vol M02 Page 72128

State of Oregon, County of Klamath

Recorded 12/11/2002 3:05 p.m.

Vol M02, Pg 72128

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 DEC 11 PM3:05

WARRANTY DEED

CHRISTOPHER L. PAHL,

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

JERRY E. FULS

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 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDAL, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon. EXCEPTING THEREFROM...

A tract of land being a portion of Lot 21 in Block 4 of TRACT 1299, SECOND
ADDITION TO FERNDAL, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon, situated in the NW1/4
NW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon, being more particularly described as follows:
Beginning at the corner common to Lot 22, Block 4 and said Lot 21, said point
being on the right of way line of Pinnacle Place; thence South 19 degrees 33'
10" West 102.23 feet to a point on the South line of said Lot 21; thence South
89 degrees 47' 55" West 16.00 feet to the corner common to Lots 13 and 14,
Block 4, and said Lots 21 and 22; thence North 27 degrees 31' 00 East 108.68
feet to the point of beginning, with bearings based on the plat of "Tract 1299
- Second Addition to Ferndale", on file at the office of the Klamath County
Surveyor.

879961

3909-013BB-06500

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 \$ 112,000.00.

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 11th day of December, 2002.

CHRISTOPHER L. PAHL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 11 2002 by
CHRISTOPHER L. PAHL.

(Notary Public for Oregon)

My commission expires 12-20-02

