



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 72820After recording return to:
TOBY F. BIRDWELLState of Oregon, County of Klamath
Recorded 12/13/2002 2:55 p.m.
Vol M02, Pg 72820
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1Until a change is requested all
tax statements shall be sent to
the following address:

TOBY F. BIRDWELL

1812 Ivory Street
Klamath Falls, OR 97603Escrow No. MT58996-TA

Title No. _____

WARRANTY DEED

DONNOVAN F. HAMPTON and PATRICIA A. HAMPTON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TOBY F. BIRDWELL and JACKIE R. BIRDWELL, 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:

The North 60 feet of Tract No. 52, PLEASANT HOME TRACTS, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

514820

3909-002BA-04700-000

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 \$ 71,500.00.

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 9th day of December, 2002.

Donnovan F. Hampton
DONNOVAN F. HAMPTON
Patricia A. Hampton
PATRICIA A. HAMPTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 09, 2002 by
DONNOVAN F. HAMPTON AND PATRICIA A. HAMPTON.

Stefanie Rigg
(Notary Public for Oregon)
My commission expires Aug. 2, 2006

