

'02 DEC 19 PM 3:01

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 74380After recording return to:
JAMES D. BRIDGE1810 SW QUEEN
ALBANY, OR 97321Until a change is requested all
tax statements shall be sent to
the following address:JAMES D. BRIDGE
1810 SW QUEEN
ALBANY, OR 97321Escrow No. AS0754254
Title No. _____

State of Oregon, County of Klamath

Recorded 12/19/2002 2:01 p m.Vol M02, Pg 74380

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

DAVID MILDBRANDT AND BILLEE MILDBRANDT, AS TENANTS BY THE ENTIRETY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES D. BRIDGEGrantee(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 5, BLOCK 4, HESSIG ADDITION TO FORT KLAMATH, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

75983

3307-V22BC-01800-000

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 \$ 43,000.00.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 18th day of December 2002David Milbrandt
DAVID MILDBRANDTBillee Milbrandt
BILLEE MILDBRANDTState of Oregon
County of JACKSONThis instrument was acknowledged before me on December 18, 2002 by DAVID
MILDBRANDT AND BILLEE MILDBRANDT.Eva Vineyard
(Notary Public for Oregon)My commission expires 4/30/04