

Warranty Deed

For good consideration, I, Madeline G. Gallagher, of 500 North Louise Street, Glendale, County of Los Angeles, State of California 91206, hereby bargain, deed and convey to Karen Sebert of 10106 Pounds Avenue, Whittier, County of Los Angeles, State of California 90603, the following described land in Klamath County, State of Oregon, free and clear with Warranty Covenants; to wit:

TOWNSHIP 36 South, Range 12 East, W.M.

- Section 35: North $\frac{1}{2}$ of Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$. (5 acres)

This conveyance is subject to 30' easement for public road along the westerly and easterly boundary and subject to any easements and rights of way of record and those apparent on the land.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$0.00.

Being with same property conveyed to the Grantors by deed of March 11, 1968.

WITNESS the hands and seal of said Grantors this 25 day of Oct, 2002

Madeline G. Gallagher
Grantor

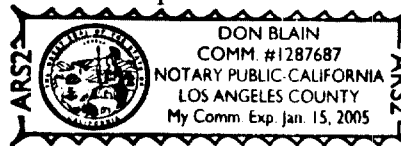
Karen Sebert
Grantee

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES,

On 10-25-2002, before me, DON BLAIN, personally appeared MADELINE G. GALLAGHER, personally known to me on the basis of satisfactory evidence) to be the person(s) whose name subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signing the instrument the person, or the entity upon behalf of which the person executed the instrument.

WITNESS my hand and official seal.

Signature Don Blain



Seal

Affiant: Known _____ Unknown X
ID Produced CALIF. DRIVER LIC.

State of Oregon, County of Klamath
Recorded 01/16/2003 11:50 a.m.
Vol M03 Pg 03063
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1