

'03 JAN 31 PM2:58

MTL 59521-TM

THIS SPACE RESERVED FOR RECORDER'S USE

06224

Vol M03 Page

After recording return to:

JOHN G. ASHTON

826 East Route 66, #25
Glendora, CA 91740

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

JOHN G. ASHTON

826 East Route 66, #25
Glendora, CA 91740

Escrow No. MT59521-TM

Title No.

State of Oregon, County of Klamath

Recorded 01/31/2003 2:58 p.m.

Vol M03 Pg 6224

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

SANDRA N. WILKS,

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

JOHN G. ASHTON

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 14 in Block 11 of FIRST ADDITION TO KLAMATH RIVER ACRES, according to
the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

KEY#487832

3907-025C0-06200

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 \$ 109,000.00.

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 15 day of January 2003


SANDRA N. WILKS

STATE OF CALIFORNIA

COUNTY OF San Diego

} ss.

On January 15, 2003 before me, Robert M. Neill, Notary Public
personally appeared SANDRA N. WILKS personally known to me (or proved to me on
the basis of satisfactory evidence) to be the person ☒ whose name ☒ is/are
subscribed to the within instrument and acknowledged to me that she executed
the same in her authorized capacity ☒ (ies), and that by her signatures ☒ on the
instrument the person ☒ or the entity upon behalf of which the person ☒
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Robert M. Neill

