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After recording return to:
ERIK FAIRCHILD PEDERSEN
250 DELTA STREET
KLAMATH FALLS, OR 97601

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

ERIK FAIRCHILD PEDERSEN
250 DELTA STREET
KLAMATH FALLS, OR 97601

Escrow No. MT58841-TM

State of Oregon, County of Klamath
THIS SPACE Recorded 02/06/2003 3:06 p. m.
Vol M03 Pg 07529-30
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

TOMAS PEDERSEN AND PARRELL PEDERSEN AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED ONE-HALF INTEREST AND THEODORE ABRAM AND SUZANNE ABRAM AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED ONE-HALF INTEREST., Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ERIK FAIRCHILD PEDERSEN, 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:

Lots 1 and 3 in Block 115, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$30,000.00.

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 30 day of January, 2003.

Tomas Pedersen
TOMAS PEDERSEN

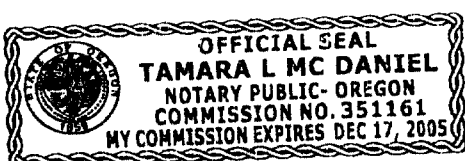
Parrell Pedersen
PARRELL PEDERSEN

Theodore Abram
THEODORE ABRAM

Suzanne Abram
SUZANNE ABRAM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 30, 2003 by TOMAS PEDERSEN, PARRELL PEDERSEN, THEODORE ABRAM and SUZANNE ABRAM.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

INDIVIDUAL ACKNOWLEDGMENT

07530

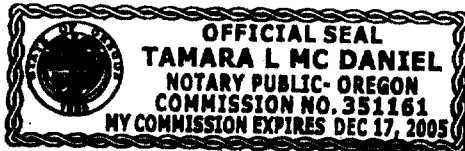
State/Commonwealth of Oregon }
County of Klamath } ss.

On this the 5 day of February, 2003, before
me, Tamara L. McDaniel, the undersigned Notary
Public, personally appeared Tomas Pedersen + Parrell Pedersen
Name(s) of Signer(s)

☐ personally known to me -- OR --

☒ Approved to me on the basis of satisfactory
evidence

to be the person(s) whose name(s) is/are
subscribed to the within instrument, and
acknowledged to me that he/she/they
executed the same for the purposes therein
stated.



WITNESS my hand and official seal.

Tamara L. McDaniel
Signature of Notary Public
Tamara L. McDaniel
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 1-30-03 Number of Pages: 1

Signer(s) Other Than Named Above: Theodore Abram
Suzanne Abram

Right Thumbprint
of Signer

Top of thumb here