



MT 59715 - PS

THIS SPACE State of Oregon, County of Klamath
Recorded 02/13/2003 11:04 a. m.
Vol M03 Pg 08837
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

TERI L. RICHARDSON

525 MUNGER DRIVE

SANTA PAULA, CA 93060

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

TERI L. RICHARDSON

525 MUNGER DRIVE

SANTA PAULA, CA 93060

Escrow No. MT59715-PS

WARRANTY DEED

KERRY S. PENN, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TERI L. RICHARDSON, 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 17 in Block 3 of TRACT 1201, WILLIAMSON RIVER PINES, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
TOGETHER WITH an undivided 1/40 interest in Lot 4 in Block 2 of TRACT 1201, WILLIAMSON
RIVER PINES.

SUBJECT TO: Trust Deeds recorded in Volume M99 page 5878 and in Volume M03, page
5436, Microfilm Records of Klamath County, Oregon, which buyer herein does NOT agree to
assume and pay, and seller shall further hold buyer harmless therefrom.

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 \$33,000.00.

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 4th day of Feb., 2003.

KERRY S. PENN

STATE OF CALIFORNIA

COUNTY OF SHASTA

} ss.

On February 4, 2003 before me, Darline G. Allen
personally appeared KERRY S. PENN personally known to me (or proved 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 executed the same in his authorized
capacity(ies), and that by his signature(s) on the instrument the person(s) or the
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Darline G. Allen

