



State of Oregon, County of Klamath
 THIS SPAC Recorded 02/24/2003 3:32 p. m.
 Vol M03 Pg 10995
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

After recording return to:

DOROTHY CHARMAIN SETLAK
46 OXFORD DRIVE
SAN RAFAEL, CA 94903

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

DOROTHY CHARMAIN SETLAK
46 OXFORD DRIVE
SAN RAFAEL, CA 94903

Escrow No. MT59752-MS

WARRANTY DEED

PETER C. JAIN and ANDREA J. PICKART, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 DOROTHY CHARMAIN SETLAK, 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:

All of Block 5 of FIRST ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom the Southerly 20 feet thereof conveyed to the State of Oregon by Deed recorded March 25, 1933 in Volume 99, page 498, Deed Records of Klamath County, Oregon.

TOGETHER with that portion of vacated Cross Street adjacent to said Block on the West side thereof, which inured thereto by operation of law.

75714

3307-V22BB-03400

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 \$60,000.00.

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.

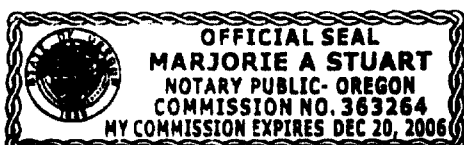
Dated this 19th day of February, 2003.

Peter C Jain
 PETER C. JAIN

Andrea J Pickart
 ANDREA J. PICKART

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on February 13, 2003 by PETER C. JAIN and ANDREA J. PICKART.



Marjorie A. Stuart
 (Notary Public for Oregon)

My commission expires 12-20-06

2/M