

03 MAR 6 PM 2:59



After recording return to:

Laurie Ann Franklin

8106 McLaughlin
K-falls, OR 97601

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

Laurie Ann Franklin

Same

Escrow No. K59884S

Title No. K59884-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 03/06/2003 2:59 p.m.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

STATUTORY WARRANTY DEED

Boyd M. Carlson, Grantor, conveys and warrants to Laurie Ann Franklin, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 18 in Block 36 of Klamath River Acres 6th Addition, according to the official plat of thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$16,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 27 day of FEB, 2003.

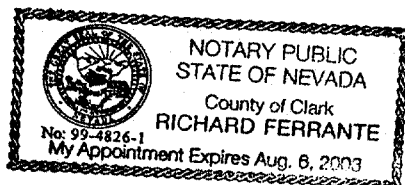
Boyd M. Carlson

Boyd M. Carlson

STATE OF ~~OREGON~~ ^{NEVADA}

County of ~~Klamath~~ ^{CLARK} ss.

This instrument was acknowledged before me on this 27 day of FEB, 2003
by Boyd M. Carlson



Richard Ferrante

Notary Public for Oregon

~~OREGON~~ ^{NEVADA}

My commission expires: 6 AUG 2003

K21.-