

03 MAY 30 AM 11:10

MTC- 61101 LW



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State of Oregon, County of Klamath  
Recorded 05/30/2003 11/10 a m.  
THIS SPACE RE Vol M03 Pg 36573  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:  
MICHAEL V. CARR

7655 LOST RIVER ROAD  
KLAMATH FALLS, OR 97603

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

MICHAEL V. CARR  
7655 LOST RIVER ROAD  
KLAMATH FALLS, OR 97603

Escrow No. MT61101-LW

### WARRANTY DEED

ALVIN AUGUSTUS KETCHAM, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MICHAEL V. CARR and DEBORAH A. CARR, as tenants by the entirety, 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 6 in Block 3 of RIVER RANCH ESTATES, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.

600905

3910-022CC-00200-000

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 \$159,000.00.

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 29 day of May, 2003

Alvin Augustus Ketcham  
ALVIN AUGUSTUS KETCHAM

State of Oregon  
County of Klamath

This instrument was acknowledged before me on May 29, 2003 by ALVIN AUGUSTUS  
KETCHAM.



Lisa Weatherby  
(Notary Public)

My commission expires 11/20/2003