

03 JUN 9 AM 10:46

MT6-61091 PS



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JIM D. DEDERICK

1175 W. ENGLISH SPARROW TRAIL
HIGHLANDS RANCH, CO 80129

State of Oregon, County of Klamath
Recorded 06/09/2003 10:46 a m.
Vol M03 Pg 39114
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

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

JIM D. DEDERICK
1175 W. ENGLISH SPARROW TRAIL
HIGHLANDS RANCH, CO 80129

Escrow No. MT61091-PS

WARRANTY DEED

KERRY S. PENN, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JIM D. DEDERICK and ROSE MARIE DEDERICK, husband and wife, 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 21, Block 1, BELLA VISTA TRACT NO. 1235, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

KEY #807069

MAP #3507-007DD-03000

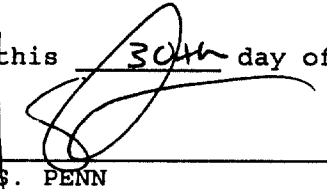
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of
the date of this deed and those shown below, if any:

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 \$38,000.00.

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 30th day of may, 2003


KERRY S. PENN

STATE OF ~~CALIFORNIA~~ Oregon

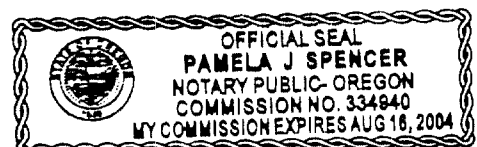
COUNTY OF ~~SHASTA~~ Klamath

}
} ss.

On may 30, 2003 before me, Pamela J Spencer
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 signatures(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 Pamela J Spencer



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