

03 JUN 9 PM 2:52

MTC- 60829 TA



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
KARL M. GRAHAM

State of Oregon, County of Klamath
Recorded 06/09/2003 2:52 p. m.
Vol M03 Pg 39288
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

KARL M. GRAHAM
189 Dahlia
Klamath Falls, OR 97601

Escrow No. MT60829-TA

WARRANTY DEED

LESTER L. WILKENSON, TRUSTEE OF THE LESTER L. WILKENSON AND JEAN M. WILKENSON LIVING TRUST, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KARL M. GRAHAM, 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 33 in Block 8 of ELDORADO ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #172020

3809-020DC-03900-000

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 \$99,000.00.

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 23rd day of May, 2003.

LESTER L. WILKENSON, TRUSTEE
BY: Lester L. Wilkenson TRUSTEE
LESTER L. WILKENSON, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 23, 2003 by LESTER L. WILKENSON, TRUSTEE OF THE LESTER L. WILKENSON AND JEAN M. WILKENSON LIVING TRUST.



[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04

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