

03 JUN 12 PM 3:01

Aspen 57075



# WESTERN TITLE & ESCROW COMPANY

State of Oregon, County of Klamath  
Recorded 06/12/2003 3:01 p.m.  
Vol M03 Pg 40258  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED -- STATUTORY FORM

AND  
DELBERT H. LATHAM/SANDRA D. LATHAM, ~~GRANTOR~~ HUSBAND AND WIFE, GRANTOR

conveys and warrants to

AND  
DOUGLAS DRADER /JANICE F. DRADER, ~~GRANTEE~~ HUSBAND AND WIFE, GRANTEE

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 3, Block 6, WAGON TRAIL ACREAGES NO. ONE, SECOND ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Tax Account No(s): R128329  
Map/Tax Lot No(s): R2309001B001600000

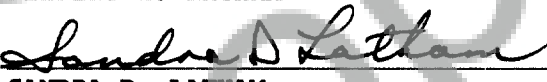
This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$21,750.00 .

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.

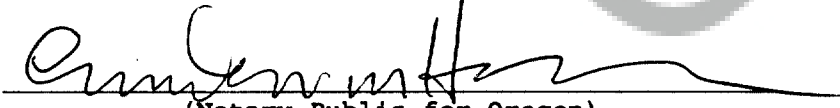
Dated this 9 day of June, 2003.

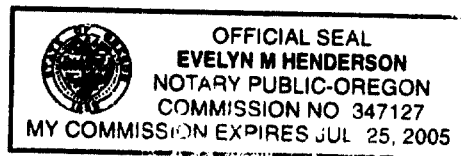
  
\_\_\_\_\_  
DELBERT H. LATHAM

  
\_\_\_\_\_  
SANDRA D. LATHAM

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on June 9, 2003 by DELBERT H. LATHOM AND SANDRA D. LATHOM.

  
\_\_\_\_\_  
(Notary Public for Oregon)  
My commission expires 7-25-05



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:  
DOUGLAS & JANICE DRADER  
8450 OAK GROVE ROAD  
ROCKWELL, OR 97371

TITLE NO. 14-0028903  
ESCROW NO. 14-0028903