

03 JUN 24 PM 3:24

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After recording return to:
Brian A. Timm
10502 McKinnon
Midland, OR 97634

Until a change is requested all tax statements
shall be sent to the following address:
Brian A. Timm
10502 McKinnon
Midland, OR 97634

File No.: 7021-106069 (cs)
Date: June 13, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 06/24/2003 3:24 p.m.
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Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY SPECIAL WARRANTY DEED

Bank One Financial Services, Grantor, conveys and specially warrants to **Brian A. Timm**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lots 1, 2, 3 and 4 in Block 38 of FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of vacated Sunrise Street, vacated by commissioners' order recorded 2/11/81 M81-2111, which incurred thereto.

This property is free from liens and encumbrances, EXCEPT:

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 **\$60,000.00**.


26K

43289

APN: 502833

Statutory Special Warranty Deed
- continued

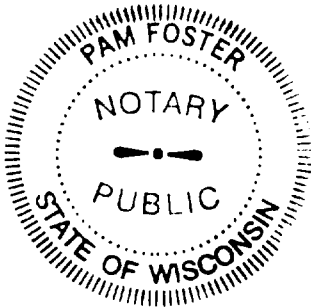
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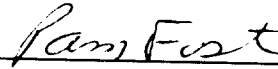


Bank One Financial Services *Julie A Florent*

STATE OF ~~Oregon~~ *Wisconsin*)
County of ~~Klamath~~ *Waupaca*)ss.

This instrument was acknowledged before me on this 19 day of June, 2003
by as of Bank One Financial Services, on behalf of the .





Notary Public for ~~Oregon~~ *Wisconsin*

My commission expires: 7-1-07