

03 AUG 11 PM 3:44



WTC- 62066 TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
DALE W. CORESON

State of Oregon, County of Klamath  
Recorded 08/11/2003 3:44 P m  
Vol M03 Pg 58134  
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:

DALE W. CORESON

P.O. Box 3092  
Alaska

Escrow No. MT62066-TA

### WARRANTY DEED

**WILLIAM A. FROGUE and MARY R. FROGUE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to DALE W. CORESON, 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 2 IN BLOCK 5 OF TRACT 1083, CEDAR TRAILS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

624060

4008-020BO-00400

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$17,500.00.

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 1<sup>ST</sup> day of AUGUST, 2003.

William A. Frogue  
WILLIAM A. FROGUE

Mary R. Frogue  
MARY R. FROGUE

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.

On AUG 11 2003 before me, TINA FLORES personally appeared WILLIAM A. FROGUE and MARY R. FROGUE 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 THEY executed the same in their authorized capacity(ies), and that by their 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 Tina Flores



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