



NJC-61717kr

Vol M03 Page 62859

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CARL H. WILCKEN2121 HOLABIRD AVEKLAMATH FALLS OR 97601

State of Oregon, County of Klamath

Recorded 08/26/2003 3:16 p mVol M03 Pg 62859

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:

CARL H. WILCKEN2121 HOLABIRD AVEKLAMATH FALLS OR 97601

Escrow No. MT61717-KR

WARRANTY DEED

who took title as Sandra Jo DeHart aka Sandra Jo Damron
SANDY JO DAMRON, Grantor(s) hereby grant, bargain, sell, warrant and convey to CARL H. WILCKEN and ANACITA D. WILCKEN, as tenants by the entirety, 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 9 IN BLOCK 62 OF LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

185560

3809-029BA-04900

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 whosoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$100,000.00.

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 15th day of July, 2003.

Sandy Jo Damron AKA Sandra Jo Damron
SANDY JO DAMRON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 15, 2003 by SANDY JO DAMRON.



(Notary Public for Oregon)

My commission expires 6-18-04