

03 SEP 17 AM 11:06

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After Recording Return to:

BRETT D. CARROLL

109 Hawthorne Street

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

BRETT D. CARROLL

109 Hawthorne Street

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 09/17/03 11:06 a m

Vol M03 Pg 69151

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ATE 57588
WARRANTY DEED
(INDIVIDUAL)

TRACEY E. SHIRLEY and JAMES L. ALSTON, herein called grantor, convey(s) to BRETT D. CARROLL, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 6 and 7, Block 4, NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPT that portion conveyed to State of Oregon, by and through its State Highway Commission recorded August 22, 1958 in Volume 362 at page 389, Records of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$96,500.00.
(here comply with the requirements of ORS 93.930)

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 9-16-03

Tracey E. Shirley
TRACEY E. SHIRLEY

James L. Alston
JAMES L. ALSTON

STATE OF OREGON, County of Klamath) ss.

On SEPT. 16, 2003 personally appeared the above named TRACEY E. SHIRLEY and JAMES L. ALSTON and acknowledged the foregoing instrument to be Their voluntary act and deed.

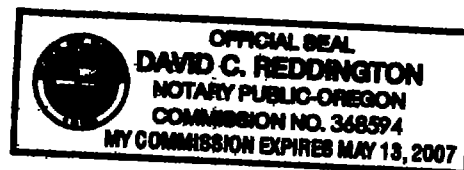
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00057588

Before me: David C. Reddington
Notary Public for Oregon
My commission expires:

Official Seal



21A