

03 OCT 28 AM 9:38

After Recording Return to:
MELINDA PICKERING and STEVEN PICKERING
686 Ardath Dr.
Cambria, Ca. 93428
Until a change is requested all tax statements
Shall be sent to the following address:
MELINDA PICKERING and STEVEN PICKERING
Same as above

State of Oregon, County of Klamath
Recorded 10/28/03 9:38a m
Vol M03 Pg 79753
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Ag 58112
WARRANTY DEED
(INDIVIDUAL)

BRIAN E. ALLEN and SHARON M. ALLEN, herein called Grantor, convey(s) to MELINDA PICKERING and STEVEN PICKERING, husband and wife, herein called Grantee all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7, Block 2, Tract No. 1053, OREGON SHORES SUBDIVISION, according to the official plat thereof on file in the office of the Clerk 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 \$4,995.00.
(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 October 22, 2003.

BRIAN E. ALLEN

SHARON M. ALLEN

STATE OF OREGON, County of Klamath) ss.

October 27, 2003 personally appeared the above named BRIAN E. ALLEN and SHARON M. ALLEN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00058112

Before me: M. Silveria
Notary Public for Oregon
My commission expires: 11-01-04

Official Seal

