

NTT-63027 TA



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ANNETTE B. SARGO

20009 Peppermint Falls Rd  
Samestown, Ca 95327

State of Oregon, County of Klamath

Recorded 12/04/03 3:06 p.m

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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:

ANNETTE B. SARGO

20009 Peppermint Falls Rd  
Samestown, Ca 95327

Escrow No. MT63027-TA

## WARRANTY DEED

SHAWN M. ATKINSON and KATHLEEN L. ATKINSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JEFFREY H. SARGO and ANNETTE B. SARGO, 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:

The Northwesternly 58 feet of the Southwesternly 9 inches of Lot 3 and all of Lot 4, and the Northeastly 2 feet and 8 inches of Lot 5, and all in Block 28, FIRST 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.

Tax Account No.:

3809-032BA-09700-000

Key No.:

410488

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 \$99,500.00.

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.

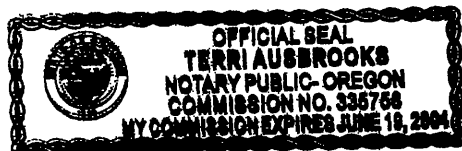
Dated this first day of December, 03.

Shawn M. Atkinson  
SHAWN M. ATKINSON

Kathleen L. Atkinson  
KATHLEEN L. ATKINSON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Dec 1, 2003 by SHAWN M. ATKINSON and KATHLEEN L. ATKINSON.



[Signature]  
(Notary Public for Oregon)

My commission expires 6-19-04

21-10 am