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mtc S3216-KR
WARRANTY DEED

Vol M01 Page 35406

STEVEN C. GELHARDT and JUDY C. GELHARDT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PHILLIP EUBANKS and SANDRA EUBANKS, 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 13, Block 214, MILLS SECOND 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.

ACCT#3809-033DB-18500

KEY #614197

SUBJECT TO: all those items of record and those apparent upon the land, 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.

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.

The true and actual consideration for this conveyance is 78,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3954 RIO VISTA WAY, KLAMATH FALLS, OR 97603

Dated this 18th day of July, 2001.

Steven E. Gelhardt
STEVEN E. GELHARDT

Judy C. Gelhardt
JUDY C. GELHARDT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 18, 2001 by
STEVEN E. GELHARDT & JUDY C. GELHARDT.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT53216-KR

Return to:
PHILLIP EUBANKS
3954 RIO VISTA WAY
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 07/19/01 at 2:35 p. m.
In Vol. M01 Page 35406
Linda Smith,
County Clerk Fee \$ 21⁰⁰