



THIS SPACE RESERVED FOR RECORDER'S USE  
MTC 57255-TA

After recording return to:  
STEVEN H. WINDER  
903 MITCHELL STREET  
KLAMATH FALLS, OR 97601

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Until a change is requested all  
tax statements shall be sent to  
the following address:

STEVEN H. WINDER  
903 MITCHELL STREET  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 06/07/2002 3:02 p. m.  
Vol M02, Pg 33686  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Escrow No. MT57255-TA  
Title No. \_\_\_\_\_

## WARRANTY DEED

'02 JUN 7 PM3:02

AUDREY BELLE WINDER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

STEVEN H. WINDER

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 North 40 feet of Lots 624 and 625 in Block 128 of MILLS 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.

614543

3809-033DA-01300

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.

The true and actual consideration for this conveyance is \$ 67,000.00.

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 5 day of June, 2002.

Audrey Belle Winder  
AUDREY BELLE WINDER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 6, 2002 by  
AUDREY BELLE WINDER.

Terry Ausbrooks  
(Notary Public for Oregon)

My commission expires 6-19-04

