



After recording return to:

Morgan Steiner

5235 PRIMROSE LN

KLAMATH FALLS, OR 97601

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

Morgan Steiner

Same

Escrow No. K59295S

Title No. K59295-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 10/10/2002 2:18 p. m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 OCT 10 PM3:18

STATUTORY WARRANTY DEED

R. Rashell Brown, Grantor, conveys and warrants to Morgan Steiner and Ellen Steiner as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13 Block 49 Buena Vista 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.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$38,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 7 day of October, 2002.

R. Rashell Brown

STATE OF Oregon
County of Josephine

} ss.

This instrument was acknowledged before me on this 7th day of October, 2002
by R. Rashell Brown



Walt Veldink

Notary Public for Oregon

My commission expires: 12.14.02

K21