



MT 59259-KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TIMOTHY C. BRUNER

5200 ANKENY STREET

KLAMATH FALLS, OR 97603

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

TIMOTHY C. BRUNER

5200 ANKENY STREET

KLAMATH FALLS, OR 97603

Escrow No. MT59259-KR

Title No.

Vol M02 Page 75268

State of Oregon, County of Klamath

Recorded 12/24/2002 11:16 A.m.

Vol M02, Pg 75268

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 DEC 24 AM 11:16

## WARRANTY DEED

RICHARD JAMES BARLOW, JR. and LINDA SUE BARLOW, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to: TIMOTHY C. BRUNER and ANNA K. BRUNER, 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 48 in Block 3, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #575407

3909-014DB-01800-000

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 \$ 108,750.00.

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.

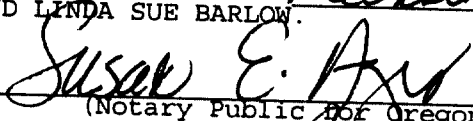
Dated this 24<sup>th</sup> day of December 2002

  
RICHARD JAMES BARLOW, JR.

  
LINDA SUE BARLOW

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 24, 2002 by RICHARD JAMES BARLOW, JR. AND LINDA SUE BARLOW.

  
(Notary Public for Oregon)

My commission expires

Aug 1, 2005

