

03 JAN 2 PM 1:38



After recording return to:

Rich Stewart

P.O. Box 1251

Grants Pass, OR 97528

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

Rich Stewart

P.O. Box 1251

Grants Pass, OR 97528

Escrow No. K59858C

Title No. K59858-C

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 01/02/2003 11:38 a m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Gale M. Carter as to parcel 1, and Gale M. Carter who acquired title as Gale Maxine Rush, as to parcel 2, Grantor, conveys and warrants to Richard R. Stewart and Robert A. Stewart, as joint tenants with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1: Lots 2, 3, 4, 5, 7, 8, 9 and 10, in Block 25, Opportunity 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;

Parcel 2: Lots 1, 2, 3, 4 and 5, in Block 24, Opportunity 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, EXCEPT that portion conveyed to State of Oregon, by and through its State Highway Commission, by Warranty Deed recorded May 16, 1956 in Volume 283, page 202, Deed records 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 \$15,590.00 (Here comply with the requirements of ORS 93.030)

Dated this 24th day of December, 2002.

Gale M. Carter
Gale M. Carter

Gale M. Carter Gale Maxine Rush
Gale M. Carter who aquired title as Gale Maxine Rush

Kal. 7

00031

STATE OF Arizona
County of Maricopa } ss.

This instrument was acknowledged before me on this 24 day of December 2002
by Gale M Carter Same as Gale Maxine Bush



Marianne C Penrod
Notary Public for Arizona
My commission expires: 1-28-05