

03 JAN 2 PM 1:19

After Recording Return to:

SCOTT C. WAGNER
JOYCE A. WAGNER
2505 YONNA STREET
KLAMATH FALLS, OR. 97601

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

SCOTT C. WAGNER
JOYCE A. WAGNER

SAME AS ABOVE

State of Oregon, County of Klamath

Recorded 01/02/2003 1:19 p.m.

Vol M03 Pg 00205

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

GEORGIA T. ISAIA, herein called grantor, convey(s) to SCOTT C. WAGNER and JOYCE A. WAGNER, HUSBAND AND WIFE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 8, Block 13, of the Re-Subdivision of Block 13, BUENA VISTA ADDITION, Tract No. 1176, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPT THEREFROM the Easterly 19 feet.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$107,000.00.
(here comply with the requirements of ORS 93.930)

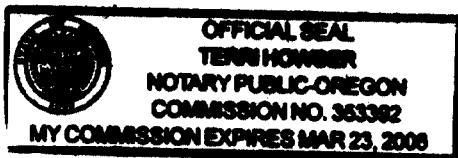
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated 12-31-02

Georgia T. Isaia
GEORGIA T. ISAIA

STATE OF OREGON, County of Marion ~~Klamath~~ ss.

On December 31, 2002 personally appeared the above named GEORGIA T. ISAIA and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Terri Hauser
Notary Public for State of Oregon
My commission expires: 3-23-2006

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00056268