

03 JAN 3 AM 10:51



After recording return to:

Greg Howard

13435 Blackbird Drive

Bonanza, OR 97623

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

Greg Howard

13435 Blackbird Drive

Bonanza, OR 97623

Escrow No. K59753C

Title No. K-59753-C

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 01/03/2003 10:51 a m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Arthur L. Nordness and Dorothy V. Nordness, as tenants by the entirety, Grantor, conveys and warrants to Greg Howard and Lynn Howard, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 42, 43 and 44 in Block 81, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

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 \$140,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of December, 2002

Arthur L. Nordness
Arthur L. Nordness

Dorothy V. Nordness
Dorothy V. Nordness

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 27 day of December,
by Arthur L. Nordness and Dorothy V. Nordness

Susan Marie Campbell
Notary Public for Oregon

My commission expires: 3-27-06



K21.7