



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

STEPHEN G. MAXHAM

4929 SUMAC COURT

KLAMATH FALLS, OR 97603

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

STEPHEN G. MAXHAM

4929 SUMAC COURT

KLAMATH FALLS, OR 97603

Escrow No. MT59080-TM

Title No.

Vol M03 Page 01133

State of Oregon, County of Klamath

Recorded 01/07/2003 3:09 p.m.

Vol M03 Pg 01133

Linda Smith, County Clerk

Fee \$2.00 # of Pgs 1

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## WARRANTY DEED

TERRI E. AUSBROOKS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

STEPHEN G. MAXHAM and JOY R. MAXHAM, 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 1 in Block 2 of Tract 1008 known as BANYON PARK, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

KEY#571063

3909-014BA-00200

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 \$ 120,000.00.

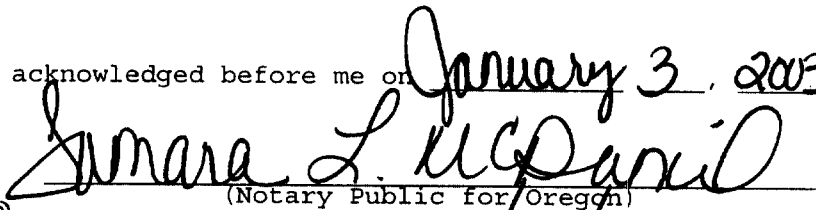
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT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

Dated this 3 day of January, 2003.

  
TERRI E. AUSBROOKS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 3, 2003 by TERRI  
E. AUSBROOKS.

  
(Notary Public for Oregon)

My commission expires 12/17/05

