

After Recording Return to:  
**JAMES E. DAVIS**  
 414 Donald Street  
 Klamath Falls, OR 97601  
 Until a change is requested all tax statements  
 Shall be sent to the following address:  
**JAMES E. DAVIS**  
 414 Donald Street  
 Klamath Falls, OR 97601

State of Oregon, County of Klamath  
 Recorded 01/17/2003 11:12 a m.  
 Vol M03 Pg 03219  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
 (INDIVIDUAL)

**TIMOTHY A. HUFFMAN and CHRISTINA L. HUFFMAN** who acquired title as Timothy Huffman and Christina Huffman, herein called grantor, convey(s) to **JAMES E. DAVIS, AN ESTATE IN FEE SIMPLE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 48, WEST PARK ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.**

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 **\$110,000.00.**  
 (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: 1-16-03

*Timothy A. Huffman*  
**TIMOTHY A. HUFFMAN**

*Christina L. Huffman*  
**CHRISTINA L. HUFFMAN**

STATE OF OREGON, County of Klamath) ss.

On January 16, 2003 personally appeared the above named **TIMOTHY A. HUFFMAN and CHRISTINA L. HUFFMAN** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00056303

Before me: *Vickie Blankenburg*  
 Notary Public for Oregon  
 My commission expires: 7/01/05

Official Seal

