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After Recording Return to:

MARLEA E. REEVES
3528 CREST STREET

KLAMATH FALLS, OR. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

MARLEA E. REEVES

same as above

State of Oregon, County of Klamath
Recorded 01/22/2003 21/7 m.
Vol M03 Pg 03997
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs /

## WARRANTY DEED (INDIVIDUAL)

CHARLES W. MOWDY and ROBERTA MARIE MOWDY, herein called grantor, convey(s) to MARLEA E. REEVES all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 3 of Land Partition 34-98, being a portion of Lot 16, Block 8, ALTAMONT ACRES, situated in the SW 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, 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 \$65,000.00. (here comply with the requirements of ORS 93.930)

MLER

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 January 17, 2003. | <b>*</b> |                     |
|-------------------------|----------|---------------------|
|                         |          | Charles W Morecy    |
|                         |          | CHARLES W. MOWDY    |
|                         |          | John Marie Mourch   |
|                         |          | ROBERTA MARIE MOWDY |
|                         |          |                     |

STATE OF OREGON, County of Klamath) ss.

On January \_\_\_\_\_\_, 2003 personally appeared the above named CHARLES W. MOWDY and ROBERTA MARIE MOWDY and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Spen TITLE & ESCROW, INC.

525 Main Street Klamath Falls, OR 97601 Order No.: 00056053 Before me: Waslene V. Addington

Notary Public for Oregon

My commission expires: 3-22-2025

Official Seal

