



MT59717-KR

'03 JAN 23 AM 11:03

After recording return to:

TRACY D. WOOD

P.O. BOX 71

CHUALAR, CA 93925

THIS SPACE State of Oregon, County of Klamath

Recorded 01/23/2003 11:03a m.Vol M03 Pg 04341

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

TRACY D. WOOD

P.O. BOX 71

CHUALAR, CA 93925

Escrow No. MT59717-KR

**WARRANTY DEED**

WINNIFRED RHYNERSON, who acquired title as WINNIFRED RHYNERSON, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TRACY D. WOOD, 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 4 1/2, Block 1 and Lot 1, Block 2 of FAIRFIELD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Burger Avenue which inures to said Lot 1, Block 2. EXCEPTING THEREFROM that portion of vacated Burger Avenue lying Southeasterly of a line drawn from the Northeast corner of Lot 1, Block 3 to the Southwest corner of Lot 1, Block 2.

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 \$19,000.00.

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 22 day of Jan, 2003

Winnifred Rhynerson  
WINNIFRED RHYNERSON

BY: Judy Ondricek  
BY: JUDY ONDRICEK, HER ATTORNEY-IN-FACT

STATE OF CALIFORNIA

COUNTY OF Contra Costa

} ss.

On JANUARY 22 2003, before me, Stephen C. Gunning Notary Public, personally appeared JUDY ONDRICEK AS POWER OF ATTORNEY FOR WINNIFRED RHYNERSON personally known to me (or proved to me on the basis of satisfactory evidence) to be the person ~~(s)~~ whose name ~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that SHE executed the same in her authorized capacity ~~(ies)~~, and that by her signatures ~~(s)~~ on the instrument the person ~~(s)~~ or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]