



mr 59723-LW

'03 JAN 24 PM 3:05

THIS SPACE State of Oregon, County of Klamath
Recorded 01/24/2003 3:05 p.m.
Vol M03 Pg 04680
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

PATRICK G. BRAUNECKER25862 WOLFBERRY DRIVEMORENO VALLEY, CA 92553

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

PATRICK G. BRAUNECKER25862 WOLFBERRY DRIVEMORENO VALLEY, CA 92553

Escrow No. MT59723-LW

WARRANTY DEED

SYBIL MARGARET DUUS NEEDHAM, SUCCESSOR TRUSTEE OF THE DUUS REVOCABLE TRUST DATED NOVEMBER 7, 1989, Grantor(s) hereby grant, bargain, sell, warrant and convey to: PATRICK G. BRAUNECKER, 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 22 IN BLOCK 32 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3811-004D0-03500-000

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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 \$15,500.00.

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.

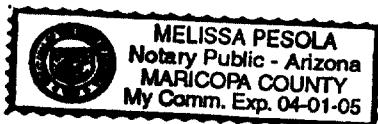
Dated this 23rd day of JANUARY 2003.

DUUS REVOCABLE TRUST

BY: Sybil Margaret Duus Needham, Trustee
SYBIL MARGARET DUUS NEEDHAM, TRUSTEE

State of Arizona
County of Pima

This instrument was acknowledged before me on JANUARY 23rd 2003 by SYBIL MARGARET DUUS NEEDHAM, SUCCESSOR TRUSTEE OF THE DUUS REVOCABLE TRUST.



Melissa Bambuck
(Notary Public)
NCC Melissa Pesola
My commission expires 04-01-05