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After Recording Return to:

LEE A. ARCHIE

7601 PRES COTT WAY

SACRAMENTO, CA 95823

Until a change is requested all tax statements

Shall be sent to the following address:

LEE A. ARCHIE

Same as Above

State of Oregon, County of Klamath

Recorded 01/29/2003 1:27 p.m.

Vol M03 Pg 6121

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

JOHN O. ANDERSON and ESTHER E. ANDERSON, herein called grantor, convey(s) to LEE A. ARCHIE, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

All that portion of Lots 7 and 8, Block 62, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at the point distant 60 feet Southeasterly from the most Northerly corner of said Lot 8; thence Southwesterly and parallel to Grant Street, 85 feet; thence Southeasterly and parallel to Tenth Street, 60 feet; thence Northeasterly and parallel to Grant Street, 85 feet to the Westerly line of Tenth Street; thence Northwesterly along the said line of Tenth Street, 60 feet to the point of beginning.

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 \$63,000.00.

(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 January 28, 2003

John O. Anderson by Catherine A. Anderson Esther E. Anderson by Catherine A. Anderson
JOHN O. ANDERSON BY CATHERINE A. ANDERSON ESTHER E. ANDERSON BY CATHERINE A. ANDERSON
AS HIS ATTY IN FACT AS HER ATTY IN FACT

STATE OF OREGON, County of Klamath) ss.

On January 28, 2003 personally appeared the above named CATHERINE A. ANDERSON FOR JOHN O. ANDERSON, AS HIS ATTY IN FACT and CATHERINE A. ANDERSON FOR ESTHER E. ANDERSON, AS HER ATTY IN FACT and acknowledged the foregoing instrument.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00056465

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

Official Seal

