



MT59420-MS

State of Oregon, County of Klamath
THIS SPACE Recorded 02/14/2003 2:57 p m.
Vol M03 Pg 09168
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
PATRICK J. OLTMANNS
2080 PORTLAND STREET
KLAMATH FALLS, OR 97601

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

PATRICK J. OLTMANNS
2080 PORTLAND STREET
KLAMATH FALLS, OR 97601

Escrow No. MT59420-MS

WARRANTY DEED

CAROLYN J. MOREHEAD, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PATRICK J. OLTMANNS and STACY W. OLTMANNS, husband and wife, 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 1, 2 AND 3 IN BLOCK 42 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE SOUTHERLY 5 FEET OF LOT 3.

217982

3809-028BD-05400

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 \$117,000.00.

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 14th day of February, 2003.

Carolyn J. Morehead
CAROLYN J. MOREHEAD

BY Jean Phillips
JEAN PHILLIPS, HER ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 14, 2003 by JEAN PHILLIPS
AS ATTORNEY IN FACT FOR CAROLYN J. MOREHEAD.



Myra A. Smith
(Notary Public for Oregon)

My commission expires 12-20-06