



MT 59811-M

'03 FEB 19 AM 10:56

THIS SPACE R State of Oregon, County of Klamath

Recorded 02/19/2003 10:56a m.

Vol M03 Pg 09826

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

After recording return to:

JOHN D. CLAYBAUGH

5830 BARTLETT AVENUE

KLAMATH FALLS, OR 97603

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

JOHN D. CLAYBAUGH

5830 BARTLETT AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT59811-MS

### WARRANTY DEED

JOHN D. CLAYBAUGH, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JOHN D. CLAYBAUGH and NICOLE CLAYBAUGH, as tenants by the entirety, 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 10 IN BLOCK 3 OF TRACT 1126, FIRST ADDITION TO FERNDAL, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

569110

3909-013BB-02800

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 \$0.00.

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 13th day of Feb, 2003

JOHN D. CLAYBAUGH

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb 13, 2003 by JOHN D.  
CLAYBAUGH.

(Notary Public for Oregon)

My commission expires

12/20/06

