

'03 FEB 24 PM 3:33



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BRIAN P. BUCHANAN

2138 WIARD STREET

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 02/24/2003 3:33 p. m.

Vol M03 Pg 11023

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:

BRIAN P. BUCHANAN

2138 WIARD STREET

KLAMATH FALLS, OR 97603

Escrow No. MT60032-KR

WARRANTY DEED

2124 VINE, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BRIAN P. BUCHANAN, 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 of PLEASANT HOMES TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$65,000.00.

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 2/5th day of February, 2003.

2124 VINE, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY:

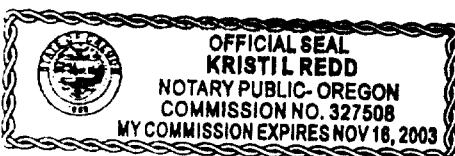
TERRY ETTERS, MEMBER

BY:

DEBORAH ETTERS, MEMBER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 21, 2003 by TERRY ETTERS & DEBORAH ETTERS, MEMBERS OF 2124 VINE, LLC, AN OREGON LIMITED LIABILITY COMPANY.



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

21 M