

State of Oregon, County of Klamath
THIS SPA(Recorded 02/28/2003 3:07 p m.
Vol M03 Pg 12575
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

RUSSELL E. WITHEM

37760 ROLLINGWOOD DRIVE

CHILOQUIN, OR 97624

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

RUSSELL E. WITHEM

37760 ROLLINGWOOD DRIVE

CHILOQUIN, OR 97624

Escrow No. MT59642-LW
'03 FEB 28 PM3:07

WARRANTY DEED

RAYMOND C. SILVA and BONNIE L. HOBBS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RUSSELL E. WITHEM and TINA R. WITHEM, 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 4 in Block 1, TRACT 1168, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

725932

3508-00100-01200-000

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 \$116,237.00.

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 26th day of Feb, 2003.

Raymond C. Silva
RAYMOND C. SILVA

Bonnie L. Hobbs
BONNIE L. HOBBS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 26 2003 by RAYMOND C. SILVA and BONNIE L. HOBBS.



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2003