



MT 60064-TM

'03 FEB 28 PM 3:09

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

KELLY M. BURNS

5316 KNIGHTWOOD

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 02/28/2003 3:09 P. m.

Vol M03 Pg 12689

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:

KELLY M. BURNS

5316 KNIGHTWOOD

KLAMATH FALLS, OR 97603

Escrow No. MT60064-TM

WARRANTY DEED

WESLEY C. RIDGLEY AND ELAINE C. RIDGLEY, TRUSTEES OF THE RIDGLEY LOVING TRUST,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KELLY M. BURNS and DONNA L. BURNS, 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 1, Block 10, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 \$128,000.00.

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 28 day of February 2003

THE RIDGLEY LOVING TRUST

BY: Wesley C. Ridgley Trustee
WESLEY C. RIDGLEY, TRUSTEE

BY: Elaine C. Ridgley Trustee
ELAINE C. RIDGLEY, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 28, 2003 by WESLEY C. RIDGLEY AND ELAINE C. RIDGLEY AS TRUSTEES OF THE RIDGLEY LOVING TRUST.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

