

'03 MAR 3 PM 3:11

After recording return to:

THOMAS S. KEITH

703 FULTON STREET

KLAMATH FALLS, OR 97601

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

THOMAS S. KEITH

703 FULTON STREET

KLAMATH FALLS, OR 97601

Escrow No. MT59698-TA

THIS SPACE **State of Oregon, County of Klamath**  
Recorded 03/03/2003 3:11 p. m.  
Vol M03 Pg 12954  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

### WARRANTY DEED

**ETHEL M. STRANSKE and CAROL ANN HARDIN, or the survivor thereof, Grantor(s) hereby grant, bargain, sell, warrant and convey to:**  
**THOMAS S. KEITH, 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 7, BLOCK 8, FAIRVIEW ADDITION NO. 2, 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.**

300837

3809-029CA-05400-000

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 \$40,000.00.

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 27<sup>th</sup> day of Feb., 2003.

Ethel M. Stranske

ETHEL M. STRANSKE

Carol Ann Hardin

CAROL ANN HARDIN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb. 27, 2003 by ETHEL M. STRANSKE and CAROL ANN HARDIN.



[Signature]  
(Notary Public for Oregon)

My commission expires 6-18-04