

MT59690-KR

THIS SPACE RESERVED FOR RECORDER'S USE

'03 MAR 5 PM 3:01

After recording return to:

TAMARA S. ROSE

219 HASKINS AVENUE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 03/05/2003 3:01 pm.

Vol M03 Pg 13582

Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

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

TAMARA S. ROSE

219 HASKINS AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT59690-KR

WARRANTY DEED

JEFFREY A. ENGLESTADTER and ANNETTE ENGLESTADTER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TAMARA S. ROSE, 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 13, Block 48, HILLSIDE ADDITION 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.

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 \$127,000.00.

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 27th day of February, 2003.

Jeffrey A. Englestadter
JEFFREY A. ENGLESTADTER

Annette Englestadter
ANNETTE ENGLESTADTER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 27, 2003 by JEFFREY A.
ENGLESTADTER and ANNETTE ENGLESTADTER.

Susan E. Ager
(Notary Public for Oregon)

My commission expires Aug. 1, 2005

