

'03 MAR 7 PM 03

AmeriTitle
Part Of The JELD-WEN Family

MTZ 60154-KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
GARY A. WARD & BONNIE K. WARD
16742 SW Cronin Rd.
POWELL BUTTE, OR 97753

Vol M03 Page 13994

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

GARY A. WARD & BONNIE K. WARD
16742 SW Cronin Rd.
POWELL BUTTE, OR 97753

State of Oregon, County of Klamath
Recorded 03/07/2003 3:03 pm.
Vol M03 Pg 13994-95
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

Escrow No. MT60154-KR

WARRANTY DEED

EARLEY BUILDING, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GARY A. WARD & BONNIE K. WARD, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$195,000.00.

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 7th day of March, 2003.

EARLEY BUILDING, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: Stuart Woolley Melinda Woolley
STUART WOOLLEY & MELINDA WOOLLEY, MEMBERS

BY: Robert Bogatay Tamera Bogatay
ROBERT BOGATAY & TAMERA BOGATAY MEMBERS

BY: Richard Bogatay Linda M Bogatay
RICHARD BOGATAY & LINDA BOGATAY, MEMBERS



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 7, 2003 by STUART WOOLLEY, MELINDA WOOLLEY, ROBERT BOGATAY, TAMERA BOGATAY, RICHARD BOGATAY & LINDA BOGATAY, ALL MEMBERS OF EARLEY BUILDING, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

26.0

EXHIBIT "A"
LEGAL DESCRIPTION

13995

A portion of Lots 3 and 4, Block 16 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly line of Lot 3 in Block 16 in the ORIGINAL TOWN OF KLAMATH FALLS, formerly Linkville, 28 feet Westerly from the Southeasterly corner of said Lot

3; thence Northwesterly and then parallel with 5th Street, 100 feet; thence Westerly and parallel with Main Street 35 feet; thence Southerly and parallel with 5th Street 100 feet; thence Easterly along the Northerly line of Main Street 35 feet to the point of beginning.