



WESTERN

TITLE & ESCROW COMPANY

WARRANTY DEED -- STATUTORY FORM

(Encl)
PAUL D. TRIEM and ~~ELEANOR~~ ELEANOR M. TRIEM, as tenants by the entirety, Grantor, conveys and warrants to RICK L. POSEKANY, JR. and JULIE D. POSEKANY, as tenants by the entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOTS 1,2 AND 3, BLOCK 14, FIRST ADDITON TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Tax Account No(s): R132494 R132485 R132500; Map/Tax Lot No(s): R-2309-024B0-01500-000 R-2309-024B0-01600-000 R-2309-024B0-01700-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$ 30,000.00.

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 6th day of March, 2003.

Paul D. Triem
PAUL D. TRIEM

Eleanor M. Triem
ELEANOR M. TRIEM

Lane
STATE OF OREGON, COUNTY OF) SS.

This instrument was acknowledged before me on March 6, 2003 by PAUL D. TRIEM AND ELEANOR M. TRIEM.

Marie Gonzales
(Notary Public for Oregon)
My commission expires 10-27-04

After recording return to:
RICK L. Posekany
26555 W. HUDEL ROAD
MILL CITY, OR 97360

Until a change is requested all tax statements shall be sent to the following address:
RICK L. Posekany
26555 W. HUDEL ROAD
MILL CITY, OR 97360

TITLE NO. 10-0063303
ESCROW NO. 10-0063303



State of Oregon, County of Klamath
Recorded 03/11/2003 10:51 A.m.
Vol M03 Pg 14441
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1