



MT 60030-TM

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES V. MANFULL

3322 RAYMOND STREET

KLAMATH FALLS, OR 97603

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

JAMES V. MANFULL

3322 RAYMOND STREET

KLAMATH FALLS, OR 97603

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State of Oregon, County of Klamath

Recorded 03/12/2003 3:01 p.m.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

Escrow No. MT60030-TM

03 MAR 12 PM 3:01

### WARRANTY DEED

WILLIAM DOUGLAS MCCABE, JR. and TREEVA L. MCCABE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES V. MANFULL and TAMMIE S. MANFULL, 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 2 in Block 2, FIRST ADDITION TO VALLEY VIEW, 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:

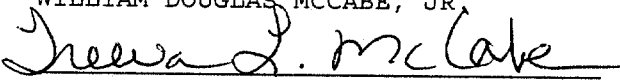
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$137,500.00.

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.

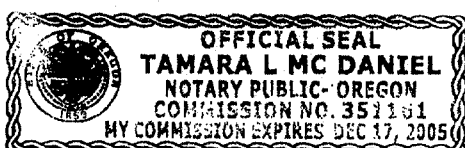
Dated this 7 day of March, 2003.

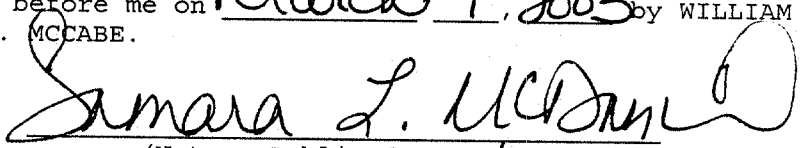
  
WILLIAM DOUGLAS MCCABE, JR.

  
TREEVA L. MCCABE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 7, 2003 by WILLIAM DOUGLAS MCCABE, JR. and TREEVA L. MCCABE.



  
(Notary Public for Oregon)

My commission expires 12/17/05