



MT59814-TA

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ROBERT CLARK

722 ROSEWAY DRIVE

KLAMATH FALLS, OR 97601

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

ROBERT CLARK

722 ROSEWAY DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT59814-TA

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State of Oregon, County of Klamath

Recorded 03/13/2003 2:51 pm.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

WARRANTY DEED

DOUGLAS EARL KIRKPATRICK, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROBERT CLARK and WENDY CLARK, 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:

THE WESTERLY 34 FEET OF LOT 40 AND THE EASTERLY 6 FEET OF LOT 41, ALSO THE EASTERLY 26 FEET OF LOT 62 AND THE WESTERLY 29 FEET OF LOT 63, ALL IN ROSELAWN SUBDIVISION OF BLOCK 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, AND THAT PORTION OF THE VACATED ALLEY LYING ADJACENT THERETO.

213593

3809-029BD-10000

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 \$55,000.00.

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 10th day of March, 2003.

Douglas Earl Kirkpatrick By Keith Weaver Attorney in fact
DOUGLAS EARL KIRKPATRICK

State of Oregon
County of KLAMATH

On this the 10 day of March, 2003, personally appeared KEITH WEAVER, as attorney in fact for DOUGLAS EARL KIRKPATRICK and that HE executed the foregoing instrument by authority of and in behalf of said principal; and HE acknowledged said instruments to be the act and deed of said principal.

Before me:

[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04

