



MT60147-TA

'03 MAR 13 PM 3:22

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
GARY J. FUNSTON

P.O. Box 216  
Blk, OR 97622

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

GARY J. FUNSTON

P.O. Box 216  
Blk, OR 97622

Escrow No. MT60147-TA

Vol M03 Page 15329

State of Oregon, County of Klamath  
Recorded 03/13/2003 3:22 p.m.  
Vol M03 Pg 15329  
Linda Smith, County Clerk  
Fee \$ 21 # of Pgs 1

### WARRANTY DEED

DANNY R. ALLEN and CYNTHIA L. ALLEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
GARY J. FUNSTON and EMILY J. FUNSTON, 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 EASTERLY 55 OF LOT 3, BLOCK 1, FAIRVIEW ADDITION NO. 2, TO THE CITY OF KLAMATH FALLS, OREGON, 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: Real Estate Contract dated July 31, 1991 and recorded August 7, 1991 in Volume M91, page 15462, Microfilm Records of Klamath County, Oregon in favor of Freda Eileen Curtis, as Vendor and Christopher A. Newton, as Vendee who subsequently assigned his Vendee's interest to Danny R. Allen & Cynthia L. Allen in that Assignment of Contract recorded June 18, 2002 in Volume M01, page 28988, Microfilm Records of Klamath County, Oregon which the above named Grantees hereby agree to assume and pay in full

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 \$23,000.00.

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 11<sup>th</sup> day of March, 2003.

+ Danny R. Allen  
DANNY R. ALLEN

+ Cynthia L. Allen  
CYNTHIA L. ALLEN

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on March 11, 2003 by DANNY R. ALLEN and CYNTHIA L. ALLEN.

Kristil Redd  
(Notary Public for Oregon)