

'03 APR 3 PM2:43

MTL 60071

WARRANTY DEED

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WINNIE, LLC,

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

JARED GELLERT,

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 NORTHWESTERLY 1/2 OF LOTS 3 AND 4, BLOCK 23A OF THE RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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.

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.

The true and actual consideration for this conveyance is \$ 47,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9632 DAY ROAD N.E., BAINBRIDGE, WA 98110

Dated this 1<sup>st</sup> day of April, 2003.

WINNIE, LLC

BY:

PAM REULAND, MEMBER

State of Oregon, County of Klamath

Recorded 04/03/2003 2:43 p.m.

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Linda Smith, County Clerk

Fee \$ 71 # of Pgs 1

State of ~~Oregon~~ Washington  
County of Island

This instrument was acknowledged before me on April 1<sup>st</sup>, 2003 by PAM NEULAND  
AS MEMBER OF WINNIE LLC.



Laura P. Kraw

(Notary Public for ~~Oregon~~ Washington)

My commission expires 3-9-06

ESCROW NO. AP0756336

Return to:

JARED GELLERT

9632 DAY ROAD N.E.

BAINBRIDGE, WA 98110