

'03 APR 3 PM2:43

MTL 60321

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:

LOTS 5 AND 6, 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 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.

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 1st day of April, 2003

WINNIE, LLC

BY:

Pam Reuland
PAM REULAND, MEMBER

State of Washington
County of Island

State of Oregon, County of Klamath
Recorded 04/03/2003 2:43 pm.
Vol M03 Pg 20509
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

This instrument was acknowledged before me on April 1st, 2003 by PAM REULAND AS MEMBER OF WINNIE LLC.

Kam P. Khan

(Notary Public for Washington)

My commission expires 3-9-06

ESCROW NO. AP0756339

Return to:

JARED GELLERT

9632 DAY ROAD N.E.

BAINBRIDGE, WA 98110