



MT 60078-KR

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'03 APR 8 PM3:14

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
EVERETT J. FINE
3948 SUMMERS LANE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 04/08/2003 3:14pm
Vol M03 Pg 21894
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

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

EVERETT J. FINE
3948 SUMMERS LANE
KLAMATH FALLS, OR 97603

Escrow No. MT60078-KR

WARRANTY DEED

FRANK Y. LAM and BRYAN C. IRWIN, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
EVERETT J. FINE and HELEN A. FINE, 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 144 feet of TRACT 3, LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

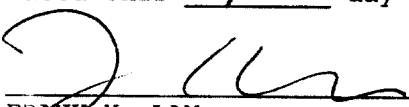
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

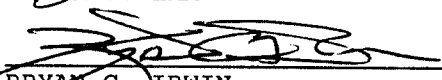
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$99,500.00.

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 7th day of April, 2003.

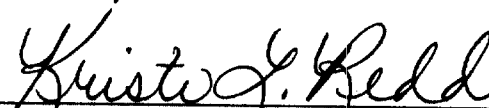

FRANK Y. LAM


BRYAN C. IRWIN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 7, 2003 by FRANK Y. LAM and BRYAN C. IRWIN.




(Notary Public for Oregon)

My commission expires 11/16/2003