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Vol M03 Page 25389

MT6-60310 MS

THIS SPACE RE

State of Oregon, County of Klamath
Recorded 04/21/2003 3:20 p m.
Vol M03 Pg 25389-90
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

JANESSA M. CHARKINS
1005 PRESCOTT STREET
KLAMATH FALLS, OR 97601

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

JANESSA M. CHARKINS
1005 PRESCOTT STREET
KLAMATH FALLS, OR 97601

Escrow No. MT60310-MS

WARRANTY DEED

CYNTHIA A. ALDRICH, WHO ACQUIRED TITLE AS CYNTHIA A. KELLY, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JANESSA M. CHARKINS, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF, BY THIS REFERENCE

186131

3809-029AB-02000

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 \$85,000.00.

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.

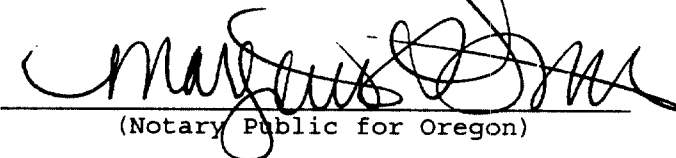
Dated this 18th day of April, 2003


CYNTHIA A. ALDRICH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 18 2003 by CYNTHIA ANN ALDRICH.




(Notary Public for Oregon)

My commission expires 12-20-06

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The West one-half of Lots 13, 14, 15 and 16, Block 17, SECOND 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.

PARCEL 2:

The East one-half of Lots 13, 14, 15 and 16, Block 17 of SECOND 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.