

03 APR 24 PM 2:29

Vol M03 Page 26486

After Recording Return to:

CHRISTOPHER WAYNE

WENDY C. WAYNE

2415 WESTERN AVE # 305
Seattle, WA 98121

Until a change is requested all tax statements

Shall be sent to the following address:

CHRISTOPHER WAYNE

WENDY C. WAYNE

Same as above

State of Oregon, County of Klamath

Recorded 04/24/2003 2:29 p m.Vol M03 Pg 26486

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1**WARRANTY DEED**

(INDIVIDUAL)

LEWIS ALLEN DRIVER, herein called grantor, convey(s) to ^ACHRISTOPHER WAYNE and WENDY C. WAYNE, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 16 and 17, Block 6, LATAKOMIE SHORES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$94,000.00.

(here comply with the requirements of ORS 93.930)

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 4/22/03

[Signature]
LEWIS ALLEN DRIVER

STATE OF OREGON, County of Klamath) ss.

On April 22, 2003 personally appeared the above named LEWIS ALLEN DRIVER and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00056714

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