

State of Oregon, County of Klamath  
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 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

**RECORDING COVER SHEET****ALL TRANSACTIONS, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
 PRESENTING THE ATTACHED INSTRUMENT FOR  
 RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

**AFTER RECORDING RETURN TO**

name and address of the person authorized to receive the  
 instrument after recording, as required by ORS 205.180(4)  
 and ORS 205.238.

CRYSTAL L. MADSEN  
 4362 DENVER PARK  
 KLAMATH FALLS, OR 97603

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).  
*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

**WARRANTY DEED**

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or  
 GRANTOR, as described in ORS 205.160.

JAMES PATRICK MCGINNIS AND TERRI LYNN MCGINNIS

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or  
 GRANTEE, as described in ORS 205.160.

CRYSTAL L. MADSEN

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any  
 real estate and all memoranda of such instruments, reference ORS 93.030.

\$123,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING  
 ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.  
 CRYSTAL L. MADSEN  
 3462 DENVER PARK, KLAMATH FALLS, OR 97603

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or  
 WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND  
 OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to  
 be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

\$26.00<sup>m</sup>



27865

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CRYSTAL L. MADSEN3462 DENVER PARKKLAMATH FALLS, OR 97603

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

CRYSTAL L. MADSEN3462 DENVER PARKKLAMATH FALLS, OR 97603

Escrow No. MT60194-TM

## WARRANTY DEED

JAMES PATRICK MCGINNIS and TERRI LYNN MCGINNIS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CRYSTAL L. MADSEN, 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:

Lot 3, Block 1 of CASCADE 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 \$123,000.00.

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 21st day of April, 2003.

  
JAMES PATRICK MCGINNIS

  
TERRI LYNN MCGINNIS

State of Oregon

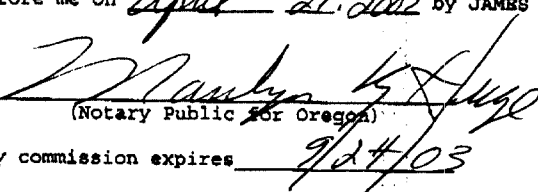
County of Deschutes

This instrument was acknowledged before me on April 21, 2003 by JAMES PATRICK MCGINNIS and TERRI LYNN MCGINNIS.



OFFICIAL SEAL  
MARILYN K. HUGE  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 326534

MY COMMISSION EXPIRES SEPT. 24, 2003

  
(Notary Public for Oregon)

my commission expires 9/24/03