

MTC - 60679 MS

Vol M03 Page 28631

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES P. TRIERWEILER4917 GRACILE COURTKLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 04/30/2003 3:15 P.M.Vol M03 Pg 28631

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

JAMES P. TRIERWEILER4917 GRACILE COURTKLAMATH FALLS, OR 97603

Escrow No. MT60679-MS

WARRANTY DEED

WILLIAM R. DURAN and LAURA J. DURAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES P. TRIERWEILER, 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 4 OF BLOCK 3, GATEWOOD -TRACT 1035, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

570313

3909-014AB-08100

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 \$117,000.00.

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 29th day of April, 2003.

William R. Duran
WILLIAM R. DURAN

Laurel J. Duran
LAURA J. DURAN



State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on April 29, 2003 by WILLIAM R. DURAN and LAURA J. DURAN.

Laurel Inda
(Notary Public for Oregon)

My commission expires 10/7/06

\$21.00