



MTL 60659

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:  
JAMES L. CHANDLER

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

JAMES L. CHANDLER  
25036 PLEASANT WAY  
HAYWARD, CA 99544

Escrow No. SB054348LI  
Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 05/07/2003 3:08 p. m.  
Vol M03 Pg 30550  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

'03 MAY 7 PM3:08

## WARRANTY DEED

ALLEN A. ADE and HAZEL C. ADE,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES L. CHANDLER and TINA L. CHANDLER, 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:

Lot 69 and 70 in Block 1, TRACT 1060, SUN FOREST ESTATES, according to  
the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

1210-036B0-051000-000

2310-036B0-05200-000

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 \$ 120,000.00.

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 29 day of April, 03.

Allen A. Ade  
ALLEN A. ADE

Hazel C. Ade  
HAZEL C. ADE

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on April 29, 2003 by ALLEN  
A. ADE AND HAZEL C. ADE.

Laurel Inda  
(Notary Public for Oregon)

My commission expires 10/7/06

