



MTL 60836-TA

THIS SPACE RESERVED FOR RECORDER'S USE

'03 MAY 8 PM3:03

After recording return to:

DENNIS VADER

1122 SAVAGE CIRCLE RD

GRANTS PASS, OR 97527

State of Oregon, County of Klamath

Recorded 05/08/2003 3:03 p m.

Vol M03 Pg 30884

Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

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

DENNIS VADER

1122 SAVAGE CIRCLE RD

GRANTS PASS, OR 97527

Escrow No. MT60836-TA

### WARRANTY DEED

JAMES LEBLANC, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DENNIS VADER, 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:

LOTS 1, 2 AND 3 IN BLOCK 58, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO.  
2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

472438

3811-016AO-02800

472447

3811-016AO-02900

472456

3811-016AO-03000

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 \$9,200.00.

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 5<sup>TH</sup> day of MAY, 2003.

  
JAMES LEBLANC

STATE OF CALIFORNIA, Whittier

COUNTY OF LOSANGELES

}  
} ss.

On May 5, 2003, before me, Patricia Cortez, notary public  
personally appeared JAMES LEBLANC personally known to me (or proved to me on the basis  
of satisfactory evidence) to be the person(s) whose name(s) (is/are subscribed to the  
within instrument and acknowledged to me that (HE) executed the same in his authorized  
capacity(ies), and that by (his signatures(s) on the instrument the person(s) or the  
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



