

MT60836-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 \$ 2.00 # 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 5TH day of MAY, 2003.


JAMES LEBLANC

STATE OF CALIFORNIA, Whittier

COUNTY OF LOSANGELES

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}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 

