

Vol M03 Page 35348

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

THEODORE G. VANDERLIP9011 MCLAUGHLIN LANEKLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 05/23/2003 3:12 p. m.Vol M03 Pg 35348

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:

THEODORE G. VANDERLIP9011 MCLAUGHLIN LANEKLAMATH FALLS, OR 97601

Escrow No. MT60540-TA

WARRANTY DEED

THOMAS F. EWING and KELLY M. CLAYTON, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

THEODORE G. VANDERLIP and WENDY S. VANDERLIP, 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 3 IN BLOCK 2 OF FOREST GREEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

488243

3907-025DO-02900

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 \$197,000.00.

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 16 day of MAY, 2003.

THOMAS F. EWING
THOMAS F. EWING

KELLY M. CLAYTON
KELLY M. CLAYTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 16, 2003 by THOMAS F. EWING and KELLY M. CLAYTON.

(Notary Public for Oregon)

My commission expires 6-19-04

