

03 JUN 10 PM3:02

MTC - 61230 MS



Vol M03 Page 39602

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
ORA LAVERNE SNOOZY

1030 ALANDALE STREET

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 06/10/2003 3:02 p.m.

Vol M03 Pg 39602

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:

ORA LAVERNE SNOOZY

1030 ALANDALE STREET

KLAMATH FALLS, OR 97603

Escrow No. MT61230-MS

## WARRANTY DEED

ALFRED L. EDGAR and JUDY A. EDGER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to ORA LAVERNE SNOOZY, 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 24 OF OLD ORCHARD MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

444111

3809-034CB-04700

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 \$80,000.00.

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 10TH day of June, 2003.

  
ALFRED L. EDGAR

  
JUDY A. EDGER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 10 2003 by ALFRED L. EDGAR and JUDY A. EDGER.



  
(Notary Public for Oregon)

My commission expires 12-20-06

21 M