

03 JUN 16 AM 10:57

NTC - 61431 KR

Vol M03 Page 40801



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
MARGARET A. RETTERATH
2906 FRONT STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 06/16/2003 10:57a m.
Vol M03 Pg 40801
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:

MARGARET A. RETTERATH
2906 FRONT STREET
KLAMATH FALLS, OR 97601

Escrow No. MT61431-KR

WARRANTY DEED

CHARLES LA BUWI, Grantor(s) hereby grant, bargain, sell, warrant and convey to MARGARET A. RETTERATH, 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:

Unit No. B-2 of HARBOR ISLES CONDOMINIUMS, PHASE II, TRACT 1284, situated in a portion of Lot 1 of Tract 1275 and a portion of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, being in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and further described in that certain Declaration recorded in Volume M83, page 21250 and supplemented in Volume M93, page 27937, Microfilm Records of Klamath County, Oregon, appertaining to the real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.

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 \$152,000.00.

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 13th day of June, 2003.

Charles La Buwi
CHARLES LA BUWI

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 13, 2003 by CHARLES LA BUWI.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2003

21