

03 JUN 17 PM 3:03

MTC- 61047

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

WAYNE W. BOWERS
53425 BROOK TROUT COURT
LAPINE, OR 97739

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

WAYNE W. BOWERS
53425 BROOK TROUT COURT
LAPINE, OR 97739

Escrow No. BT055363GC
Title No. _____

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State of Oregon, County of Klamath
Recorded 06/17/2003 3:03 p.m.
Vol M03 Pg 41586
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

STEVE J. YAZZOLINO,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

WAYNE W. BOWERS

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 37 IN BLOCK 2 OF TRACT 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.**

2310-035BO-06900-000

KEY NO. 138390

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 \$ **16,000.00.**

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 6-13 day of JUNE, 2003

STEVE J. YAZZOLINO

State of Oregon
County of

This instrument was acknowledged before me on June 12, 2003 by STEVE
J. YAZZOLINO.

Christina L. Hansen
(Notary Public for Oregon)

My commission expires 3-10-2007



21/11