

03 JUN 19 AM 10:46

MTC- 60433KR

Vol M03 Page 42039



After recording return to:
STEPHEN EARL POTTER

5842 SPRINGCREST WAY
KLAMATH FALLS OR 97603

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

STEPHEN EARL POTTER
5842 SPRINGCREST WAY
KLAMATH FALLS OR 97603

Escrow No. MT60433-KR

State of Oregon, County of Klamath
THIS SP/ Recorded 06/19/2003 10:46 a m.
Vol M03 Pg 42039
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

M.L. STEWART, INC., AN OREGON CORPORATION, Grantor(s) hereby grant, bargain, sell, warrant and convey to EARL HENRY POTTER, EDITH ELOUISE POTTER & STEPHEN EARL POTTER, not as tenants in common, but with the right of survivorship, 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 13 in TRACT 1344, SEVENTH ADDITION TO NORTH HILLS - PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$160,000.00.

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 12th day of June, 2003.

M.L. STEWART, INC., AN OREGON CORPORATION
BY: Melvin L. Stewart
MELVIN L. STEWART, PRESIDENT

ⓧ Gary L. Stewart, V. President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 12, 2003 by Melvin L. Stewart, PRESIDENT OF M.L. STEWART, INC., AN OREGON CORPORATION. Gary L. Stewart Vice President



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

27-24