

03 JUN 23 AM 11:37

NTC-61153MS



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THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/23/2003 11:37a m.

Vol M03 Pg 42680

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

After recording return to:

GREGORY M. RATHBURN

2120 KIMBERLY DRIVE

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

GREGORY M. RATHBURN

2120 KIMBERLY DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT61153-MS

WARRANTY DEED

LOU RAY MONTGOMERY, Grantor(s) hereby grant, bargain, sell, warrant and convey to **GREGORY M. RATHBURN and LORI K. COLLINS, husband and wife**, with rights 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 23 IN BLOCK 3 OF TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

505411

3909-001AD-02500

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.

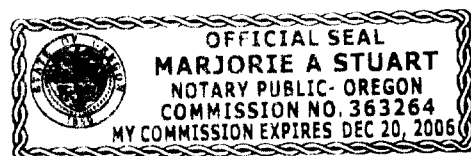
Dated this 18th day of June 2003.

Lou Ray Montgomery
* LOU RAY MONTGOMERY

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 18 2003 by LOU RAY MONTGOMERY.



[Signature]
(Notary Public for Oregon)

My commission expires 12-20-06

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