

03 JUN 30 PM 3:45

MTZ-60848 MS



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
KEITH F. PRESTON  
2260 GARDEN AVENUE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 06/30/2003 3:45 p.m.  
Vol M03 Pg 44975  
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:

KEITH F. PRESTON  
2260 GARDEN AVENUE  
KLAMATH FALLS, OR 97601

Escrow No. MT60848-MS

### WARRANTY DEED

**KENNETH L. GROAT**, Grantor(s) hereby grant, bargain, sell, warrant and convey to **KEITH F. PRESTON**, 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 472 IN BLOCK 114 OF MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

*file*

480517

3809-033AC-08300

Grantor is lawfully seized in fee simple on the above granted premises and 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 **\$64,900.00**.

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.

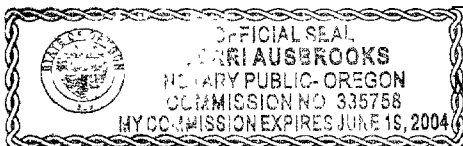
Dated this 27 day of June 2003.

Kenneth L. Groat  
KENNETH L. GROAT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 27, 2003 by KENNETH GROAT.

[Signature]  
(Notary Public for Oregon)



My commission expires 6-15-04

*Handwritten mark*