

03 JUN 30 PM 3:45



MTZ- 61435 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHN C. MOWERY

5362 VALLEYWOOD DRIVE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 06/30/2003 3:45 p.m.

Vol M03 Pg 45007

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:

JOHN C MOWERY

5362 VALLEYWOOD DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT61435-TM

## WARRANTY DEED

ROBERT F. SIMONSON, JR. and ANDREA LEE SIMONSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JOHN C. MOWERY and WONGDUEN S. MOWERY, as tenants by the entirety, 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 17 in Block 15 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$125,000.00.

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 30 day of June, 2003

Robert F. Simonson Jr  
ROBERT F. SIMONSON, JR.

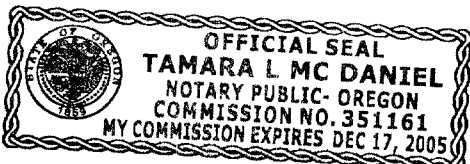
Andrea Lee Simonson  
ANDREA LEE SIMONSON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 30 2003 by ROBERT F. SIMONSON, JR. and ANDREA LEE SIMONSON.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



MT