

03 JUL 3 PM 1:51



NTC- 61345^{lw}

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
MATTHEW B. HARPER
6512 VALHALLA AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 07/03/2003 1:51 p.m.
Vol M03 Pg 46268
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:

MATTHEW B. HARPER
6512 VALHALLA AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT61345-LW

WARRANTY DEED

ALLEN L. PRANGHOFER and CAROL PRANGHOFFER WHO ACQUIRED TITLE AS CAROL SNYDER, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to MATTHEW B. HARPER and KIRSTEN E. JENSEN, with the 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 1 in Block 6 of FIRST ADDITION TO MOYINA MANOR, 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 \$150,000.00.

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 1 day of July, 03.

Allen L. Pranghofer
ALLEN L. PRANGHOFER

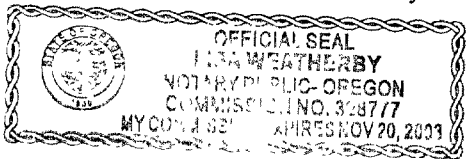
Carol M. Pranghofer
CAROL PRANGHOFFER WHO ACQUIRED TITLE AS CAROL SNYDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 1 2003 by ALLEN L. PRANGHOFER and CAROL PRANGHOFER.

Dawn W. Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003



21-m