

03 JUL 7 PM 3:22

NTC- 61174 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES R. ANDERSON

3529 AUSTIN ST.

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 07/07/2003 3:22 p m.

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Linda Smith, County Clerk

Fee \$ 2/00 # of Pgs 1

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

JAMES R. ANDERSON

3529 AUSTIN ST.

KLAMATH FALLS, OR 97603

Escrow No. MT61174-LW

WARRANTY DEED

JAMES D. BROWN and LOURDES C. BROWN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JAMES R. ANDERSON and KATHRYN A. ANDERSON, 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:

Parcel 2 of Land Partition NO. 24-94, being a partition of Lot 18 in Block 2 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an easement for access and public utilities over, under, and across the South 30 feet of Parcel 1 of Land Partition No. 24-94, as delineated on the face of said Land Partition.

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 \$70,000.00.

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 2003

JAMES D. BROWN

LOURDES C. BROWN

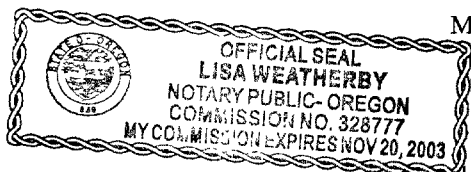
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 1 2003 by JAMES D. BROWN and LOURDES C. BROWN.

(Notary Public for Oregon)

My commission expires 11/20/2003



21-11