

08 JUL 11 PM 3:50



NTC- 61570^{MS}

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MICHAEL A. WELCH

933 MERRYMAN

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 07/11/2003 3:50 p.m.

Vol M03 Pg 48501

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:

MICHAEL A. WELCH

933 MERRYMAN

KLAMATH FALLS, OR 97603

Escrow No. MT61570-MS

WARRANTY DEED

CARELL L. ALVEY and LINDA L. ALVEY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to MICHAEL A. WELCH, 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 99, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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3809034CB-01400

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$122,000.00.

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.

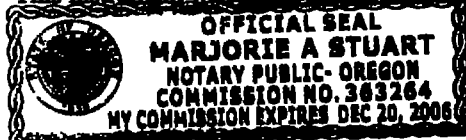
Dated this 11th day of July 2003, _____.


CARELL L. ALVEY


LINDA L. ALVEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 11 2003 by CARELL L. ALVEY and LINDA L. ALVEY.




(Notary Public for Oregon)

My commission expires 12-20-06

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