

03 JUL 14 PM 3:55



WTC- 607 82 TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JENNIFER BOTENS

5516 WALTON DRIVE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 07/14/2003 3:56 p.m.

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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:

JENNIFER BOTENS

5516 WALTON DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT60782-TA

WARRANTY DEED

DONALD W. DOWNING and MELINDA K. DOWNING, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JENNIFER BOTENS, 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:

Lots 2, 3, 4 and the Easterly 12 feet of Lot 5 and the Westerly 9.4 feet of Lot 1 in Block 39 of FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, ALSO that portion of vacated Main Street as described in Order to Vacate recorded in Volume M81, page 2111 Microfilm Records of Klamath County, Oregon, and being 10 feet adjacent to the Northerly line of the above described parcel.

* a single woman

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 whosoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$120,000.00.

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 9 day of July, 03.


DONALD W. DOWNING


MELINDA K. DOWNING

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 9, 2003 by DONALD W. DOWNING and MELINDA K. DOWNING.




(Notary Public for Oregon)

My commission expires 6-19-04

21- M