

03 JUL 15 PM 1:30



MT6 - 61293 TA

Vol M03 Page 49203

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
GERALD W. MOWERY

State of Oregon, County of Klamath  
Recorded 07/15/2003 11:30 a m.  
Vol M03 Pg 49203  
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:

GERALD W. MOWERY

3441 Hope Street  
Klamath Falls, OR 97603

Escrow No. MT61293-TA

## WARRANTY DEED

CHRISTIAN G. HEINER and SUZANNE D. HEINER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to GERALD W. MOWERY and DARLENE E. 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 1 in Block 3 of CASCADE PARK, 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 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 \$119,500.00.

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 14<sup>th</sup> day of July, 2003

Christian G. Heiner

CHRISTIAN G. HEINER

Suzanne D. Heiner

SUZANNE D. HEINER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 14, 2003 by CHRISTIAN G. HEINER and SUZANNE HEINER.



(Notary Public for Oregon)

My commission expires 6-19-04

21/4