

03 JUL 21 PM 3:42

MT- 61543 MS

Vol M03 Page 51360



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

KARL G. KRAUTER

1942 WIARD STREET

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 07/21/2003 3:42 p.m

Vol M03 Pg 51360

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:

KARL G. KRAUTER

1942 WIARD STREET

KLAMATH FALLS, OR 97603

Escrow No. MT61543-MS

## WARRANTY DEED

RODGER A. NUNN, also known as RODGER NUNN, Grantor(s) hereby grant, bargain, sell, warrant and convey to KARL G. KRAUTER, 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:

The East 135 feet of Tract 16 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

514508

3909-002BA-01600

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 \$84,500.00.

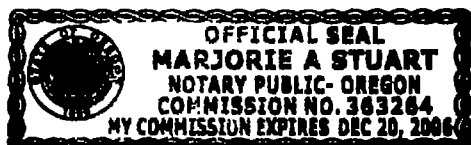
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 20th day of July, 2003

Rodger A. Nunn  
RODGER A. NUNN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7/20/03 by RODGER NUNN.



Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06

2/1