

'03 JUL 22 11:37

MT6- 61701 MS

AmeriTitle
Part Of The JELD-WEN Family

Vol M03 Page 51499

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
CHRISTOPHER P. VANCE
2113 WATSON STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 07/22/2003 11:37a m
Vol M03 Pg 51499
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:

CHRISTOPHER P. VANCE
2113 WATSON STREET
KLAMATH FALLS, OR 97603

Escrow No. MT61701-MS

WARRANTY DEED

J.C. BELLER and SHARON M. BELLER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to CHRISTOPHER P. VANCE, 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 11 in Block 1 of THIRD ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-001AA-01100-000 Key No.: 503547

503547

3909-001AA-0100

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 \$229,115.00.

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.

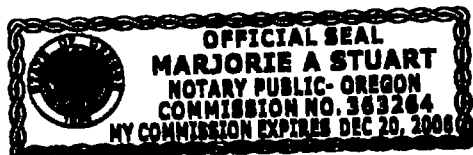
Dated this 18th day of July 2003

J.C. Beller
J.C. BELLER

Sharon M. Beller
SHARON M. BELLER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/18/03 by J.C. BELLER and SHARON M. BELLER.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/28/06

2/1/04