

03 JUL 22 PM 3:47

NTC - 01327 UN

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CRAIG PHAIR

4041 KELLEY DRIVE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 07/22/2003 3:47 p. m
Vol M03 Pg 51803
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:

CRAIG PHAIR

4041 KELLEY DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT61327-LW

WARRANTY DEED

WILLIAM G. WATTS, Grantor(s) hereby grant, bargain, sell, warrant and convey to CRAIG PHAIR, 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 2 in Block 1 of KELENE GARDENS, 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 \$82,000.00.

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 21 day of July 2003

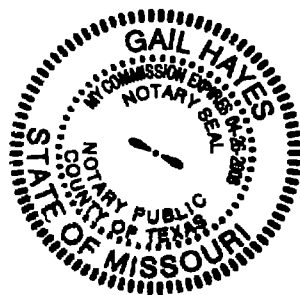
William G. Watts
WILLIAM G. WATTS

State of Missouri
County of Texas

This instrument was acknowledged before me on July 21 2003 by WILLIAM G. WATTS.

Gail Hayes
(Notary Public)

My commission expires 4-26-06



21/7