



WTC- 61808 TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
RODNEY T. DENSON

State of Oregon, County of Klamath
 Recorded 07/25/2003 3:47p m
 Vol M03 Pg 52938
 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:

RODNEY T. DENSON

1990 Fremont St
Klamath Falls, OR 97601

Escrow No. MT61808-TA

WARRANTY DEED

who acquired title as Debra Koller

JERRY KOLLER and DEBORAH KOLLER, Grantor(s) hereby grant, bargain, sell, warrant and convey to **RODNEY T. DENSON and NANCY R. DENSON**, 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:

THE NORTHEASTERLY 100 FEET OF LOT 1, BLOCK 35-HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

217009

3809-028BC-05000

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 **\$124,900.00**.

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 23rd day of July 2003.

Jerry Koller
 JERRY KOLLER

Deborah Koller
 DEBORAH KOLLER

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on July 23, 2003 by JERRY KOLLER and DEBORAH KOLLER.



(Notary Public for Oregon)

My commission expires 6-19-04