



NTC- 61150<sup>TM</sup>

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

WILLIAM V. MCDOWELL, JR.

9009 Hwy 39

Klamath Falls, OR 97603

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Until a change is requested all  
tax statements shall be sent to  
The following address:

WILLIAM V. MCDOWELL, JR.

9009 Hwy 39

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 08/1/2003 3:11 PM

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No. MT61150-TM

## WARRANTY DEED

JAMES L. RODGERS and MARIANNE L. RODGERS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to WILLIAM V. MCDOWELL, JR. and LINDA M. MCDOWELL, 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:

All that portion of SW1/4 SW1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon lying Northwesterly of the U.S.R.S "C" Canal and Southwesterly of the Great Northern Railroad right of way, but excepting highway right of way deeded to State of Oregon by Deed Book 133 at Page 476.

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 \$139,900.00.

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 29 day of July 2003

James L. Rodgers  
JAMES L. RODGERS

Marianne L. Rodgers, his attorney in fact  
BY: MARIANNE L. RODGERS, HIS ATTORNEY IN FACT

Marianne L. Rodgers  
MARIANNE L. RODGERS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 29, 2003 by MARIANNE L. RODGERS, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR JAMES L. RODGERS.



(Notary Public for Oregon)

My commission expires 6-19-04