



MT-61690W

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LEONARD L. ROSE5483 EASTWOOD DR.KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 08/06/2003 3:22 p.m.Vol M03 Pg 56880

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:

LEONARD L. ROSE5483 EASTWOOD DR.KLAMATH FALLS, OR 97603Escrow No. MT61690-LW**WARRANTY DEED**

PATRICK M. LEAL, Grantor(s) hereby grant, bargain, sell, warrant and convey to **LEONARD L. ROSE** and **ABAGAIL L. ROSE**, 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:

Lot 14, Block 8, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.:

3909-014DB-07300-000

Key No.:

575924**575924****3909-014DB-07300-000**

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 **\$124,000.00**.

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

30

day of

July2003Patrick M. Leal
PATRICK M. LEAL

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on

July 30, 2003

by PATRICK M. LEAL.



(Notary Public for Oregon)

My commission expires

11/20/2003