

03 AUG 12 PM 3:21

MTK-62170LW



Vol M03 Page 58375

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOANNE K. BOLTON

3945 GLASS VALLEY HWY

AUBURN, CA 95602

State of Oregon, County of Klamath
Recorded 08/12/2003 3:21 P.M.
Vol M03 Pg 58375-58376
Linda Smith, County Clerk
Fee \$ 210.00 # of Pgs 2

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

JOANNE K. BOLTON

3945 GLASS VALLEY HWY

AUBURN, CA 95602

Escrow No. MT62170-LW

WARRANTY DEED

LUCINDA A. RUSS and JANE TOWNSEND, Grantor(s) hereby grant, bargain, sell, warrant and convey to JOANNE K. BOLTON, 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 13 in Block 4 of TRACT 1039 - YONNA WOODS UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3711-032AO-00600-000

Key No.: 400266

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 \$8,000.00.

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 4th day of August, 2003.

Lucinda A. Russ
LUCINDA A. RUSS

JANE TOWNSEND

State of Arkansas
County of Pulaski

This instrument was acknowledged before me on Aug. 4th 2003 by LUCINDA A. RUSS and JANE TOWNSEND.

Rochelle A. Peer
(Notary Public)

My commission expires 11-7-2011

ROCHELLE A. PEER
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 11-07-2011

26-M



58376

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AUBURN, CA 95602

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Dated this 11 day of August, 2003.

LUCINDA A. RUSS

JANE TOWNSEND

State of Florida
County of Alachua

This instrument was acknowledged before me on August 11, 2003 by LUCINDA A. RUSS and JANE TOWNSEND.

Brenda Watson
(Notary Public)

My commission expires 11-14-03

