

03 AUG 12 PM 3:23

AUG-11-2003 11:29

AMERITITLE

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P.02/03

NTC-61761 MS



Vol M03 Page 58479

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PHILLIP EUBANKS

3954 RIO VISTA WAY

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 08/12/2003 3:23 PM  
Vol M03 Pg 58479-58480  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

PHILLIP EUBANKS

3954 RIO VISTA WAY

KLAMATH FALLS, OR 97603

Escrow No. MT61761-MS

## WARRANTY DEED

BRYCE E. LOOMIS, JR. and ARLENE A. LOOMIS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to PHILLIP EUBANKS and SANDRA EUBANKS, 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 4 in Block 3 of SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.:

3909-012CB-10500-000

Key No.:

563599

563599

3909-012CB-10500

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 \$118,350.00.

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.

PLEASE SEE SIGNATURE PAGE ATTACHED  
AND MADE APART THEROF

26-M

58480

Dated this 11 day of August 2003Bryce E. Loomis, Jr.  
BRYCE E. LOOMIS, JR.BY Rhonda A. Cheyne, his attorney in fact  
RHONDA A. CHEYNE, HIS ATTORNEY IN FACTArlene A. Loomis  
ARLENE A. LOOMISBY Rhonda A. Cheyne, her attorney in fact  
RHONDA A. CHEYNE, HER ATTORNEY IN FACTState of Oregon  
County of MARIONThis instrument was acknowledged before me on AUGUST 11, 2003 by RHONDA A. CHEYNE, AS ATTORNEY IN FACT FOR BRYCE E. LOOMIS, JR AND FOR ARLENE A. LOOMIS.M. Brown  
(Notary Public for Oregon)My commission expires 3-6-06