

Vol M03 Page 58548

After recording return to:  
Arthur Scott Bryant  
1928 Esplanade  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Arthur Scott Bryant  
1928 Esplanade  
Klamath Falls, OR 97601

File No.: 7021-210750 (SAC)  
Date: August 08, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 08/12/2003 3:35 p m  
Vol M03 Pg 58548  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

Ralph A. Breitenstein, M.D. Inc., Pension Plan, Grantor, conveys and warrants to Arthur Scott Bryant, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The East 50 feet of Lots 12 and 13, Block 39, 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.

This property is free from liens and encumbrances, EXCEPT:

1. The 2003-2004 Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is \$107,500.00. (Here comply with requirements of ORS 93.030)

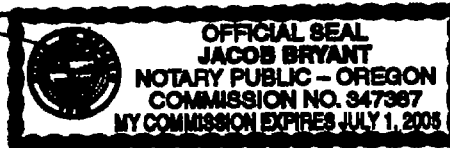
26K

58549

APN: 388191

Statutory Warranty Deed  
- continuedFile No.: 7821-210730 (SAC)  
Date: 08/08/2003

Ralph A. Breitenstein, M.D. Inc., Pension Plan

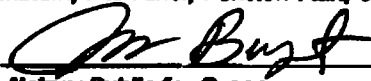
  
By: Ralph A. Breitenstein  
By: Donelle Rene Breitenstein

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this 11 day of August, 2003  
by Ralph A. Breitenstein as of Ralph A. Breitenstein, M.D. Inc., Pension Plan, on behalf of the .

  
Notary Public for OregonMy commission expires: 7/1/05