

03 AUG 14 PM 11:28

MTJ-62179 MS



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JAMES OSBORNE
37023 Agency Lake Loop Road
Chiloquin, OR 97624

State of Oregon, County of Klamath
Recorded 08/14/2003 11:28 AM
Vol M03 Pg 59139
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:

JAMES OSBORNE
37023 Agency Lake Loop Road
Chiloquin, OR 97624

Escrow No. MT62179-MS

WARRANTY DEED

MARTHANNE HOLTER, Grantor(s) hereby grant, bargain, sell, warrant and convey to JAMES OSBORNE and MARJORIE OSBORNE, 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:

Parcel 2 of Land Partition 47-97 being a portion of the N1/2 of Government Lot 23, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, Less the West 30 feet used for County Road purposes as disclosed in Deed recorded November 13, 1951, in Volume 251 page 52 and in Deed recorded February 6, 1957, in Volume 289, page 479.

Account No.: 3507-006DC-00701-000 Key No.: 882583

882583 3507-6DC-701

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 \$146,300.00.

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.

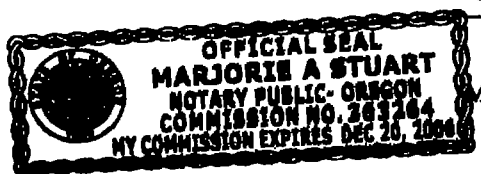
Dated this 13th day of Aug, 2003

Marthanne Holter
MARTHANNE HOLTER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/13/03 by MARTHANNE HOLTER.

Marjorie A Stuart
(Notary Public for Oregon)



My commission expires 12/20/06

21-M