

WTC- 61780 TM



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

OSCAR J. SHADLEY

4925 MEMORIE LANE

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

OSCAR J. SHADLEY

4925 MEMORIE LANE

KLAMATH FALLS, OR 97603

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State of Oregon, County of Klamath
Recorded 08/15/2003 11:19 AM
Vol M03 Pg 59519
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Escrow No. MT61780-TM

WARRANTY DEED

GARY L. SMELTZER, JR. and CATHERINE L. SMELTZER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to OSCAR J. SHADLEY and MARSHA A. SHADLEY, 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 9 of Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon..

Account No.:

3909-011CD-06500-000

Key No.:

555982

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 \$97,750.00.

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 8th day of August, 2003

Gary L. Smeltzer, Jr.
GARY L. SMELTZER, JR.

Catherine L. Smeltzer
CATHERINE L. SMELTZER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 8, 2003 by GARY L. SMELTZER, JR. and CATHERINE L. SMELTZER.

Samara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

