

MTZ-61864 TM



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
FRED H. HUTCHISON
4411 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 08/20/2003 3:32p m
Vol M03 Pg 61019
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

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

FRED H. HUTCHISON
4411 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT61864-TM

WARRANTY DEED

RUSSELL J. EARNEST and ALESHA C. EARNEST, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to FRED H. HUTCHISON and MARY L. HUTCHISON, 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 23-02 being Lot 10 of VILLA ST. CLAIR situated in the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Account No.: 3909-014BB-01700-000 Key No.: 571795

571795 3909-014BB-01700

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 \$67,000.00.

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 18 day of August, 2003

Russell J. Earnest
RUSSELL J. EARNEST

Alesha C. Earnest
ALESHA C. EARNEST

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 18, 2003, by RUSSELL J. EARNEST and ALESHA C. EARNEST.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

