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RECORDING COVER SHEET NJT-62324 TA

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

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AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

State of Oregon, County of Klamath
Recorded 09/04/2003 10:56a m
Vol M03 Pg 65378-80
Linda Smith, County Clerk
Fee \$ 31 # of Pgs 3

GEORGE ALAN & LISA KAYE WELBURN
P. O. Box 315
SPRAGUE RIVER, OR 97639

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

WARRANTY DEED

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

GARY N. WELBURN and LOIS K. WELBURN

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

GEORGE ALAN WELBURN and LISA KAYE WELBURN, as tenants by the entirety

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$75,050.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

SAME - NO CHANGE

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

FULL SATISFACTION

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

31/

WARRANTY DEED

65379

GARY N. WELBURN and LOIS K. WELBURN, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, 'sell,' warrant and convey to:
 GEORGE ALAN WELBURN and LISA KAYE WELBURN, 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:

Lots 40 and 41 in Block 32, FOURTH ADDITION TO NIMROD RIVER PARK,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

RESERVING unto Grantor, their heirs, successors and assigns an easement
 25 feet in with over the existing road for ingress, egress, and utilities
 appurtenant to Grantors' adjacent property, over and across Lot 40.

ACCT3610002D0008900
 ACCT3610002D0008800

KEY #327257
 KEY #327248

SUBJECT TO: all those items of record and those apparent upon the land, 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.

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 and actual consideration for this conveyance is 75,050.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P O BOX 315, SPRAGUE RIVER, OR 97639

Dated this 17th day of August, 2001.

Gary N. Welburn
 GARY N. WELBURN

Lois K. Welburn
 LOIS K. WELBURN

STATE OF OREGON,

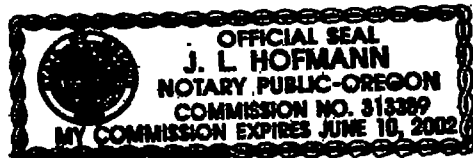
County of Jackson

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 17th day of August, 2001,
 before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
 named Gary N. Welburn & Lois K. Welburn

known to me to be the identical individual(s) described in and who executed the within instrument and
 acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.



J. L. Hofmann
 Notary Public for Oregon
 My commission expires 6-10-02

SEE MAP 36 10 02

AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS IF ANY IN DIMENSIONS AND LOCATIONS ASCERTAINED

