

MJC-61188

THIS SPACE RESERVED FOR RECORDER'S USE



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After recording return to:

PATRICIA GETCHELL

1839 LUKES ROAD

LA PINE, OR 97739

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

PATRICIA GETCHELL

1839 LUKES ROAD

LA PINE, OR 97739

Escrow No. RD055712RR

Title No. _____

State of Oregon, County of Klamath

Recorded 09/05/03 3:39 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

OAKWOOD ACCEPTANCE CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Grantor(s) hereby grant, bargain, sell, warrant and convey to: **PATRICIA GETCHELL and RICHARD JOHNSON, 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 ~~Deschutes~~ Klamath and State of Oregon, to wit:

LOT 6 IN BLOCK 20 OF THIRD ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

KEY NO. 130753

2309-013C0-002700-000

Grantor is lawfully seized in fee simple on the above granted premises, 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 \$ ~~XXXXXXXXXX~~ \$69,200.00

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 27 day of August, 2003.

OAKWOOD ACCEPTANCE CORPORATION, LLC
BY: [Signature]

State of North Carolina
County of Rockingham

This instrument was acknowledged before me on August 27, 2003 by Patricia Getchell and Richard Johnson AS Asst. VP FOR OAKWOOD ACCEPTANCE CORPORATION, LLC

[Signature]
(Notary Public)
My commission expires 4-18-07