

08 SEP 11 11:11:19

MTT - 62227 MS



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After recording return to:
MICHELE BLUMENSHINE
4728 ALPINE DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
THIS SPACE F Recorded 09/11/03 11:19 a. m
Vol M03 Pg 67654
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:

MICHELE BLUMENSHINE
4728 ALPINE DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT62227-MS

WARRANTY DEED

PATRICIA L. SIMS, who acquired title as PATRICIA L. RICKER-LEWIS, Grantor(s) hereby grant, bargain, sell, warrant and convey to MICHELE BLUMENSHINE, 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 19 in Block 4 of FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.:

3909-014BA-05100-000

Key No.:

571606

571606

3909-014BA-05100

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 \$122,000.00.

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 11th day of Sep, 2003

Patricia L. Sims
PATRICIA L. SIMS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-11-03 by PATRICIA L. SIMS.

Marjorie A. Stuart
(Notary Public for Oregon)



My commission expires 12/20/06

21 M