

03 SEP 12 PM 3:44

MTJ- 62594TA



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
GEORGE A. WELBURN  
P.O. BOX 315  
SPRAGUE RIVER, OR 97639

State of Oregon, County of Klamath  
Recorded 09/12/03 3:44 PM m  
Vol M03 Pg 68153  
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:

GEORGE A. WELBURN  
P.O. BOX 315  
SPRAGUE RIVER, OR 97639

Escrow No. MT62594-TA

### WARRANTY DEED

CLARENCE NEWHALL, Grantor(s) hereby grant, bargain, sell, warrant and convey to GEORGE A. WELBURN, 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 100, SPINKS SUBDIVISIONS (unplatted in Government Lot 6, Section 34, Township 34 South, Range 7 East of Willamette Meridian, in the County of Klamath, State of Oregon, as shown on that certain map marked Exhibit "A" and attached to the deed from Claudia L. Lorenz to the City of Chiloquin, and recorded as a part thereof, in Klamath County Record Book M-66 at page 11309 to 11313.)

Tax Account No.: 3407-034CA-04600-000

Key No.: 198967

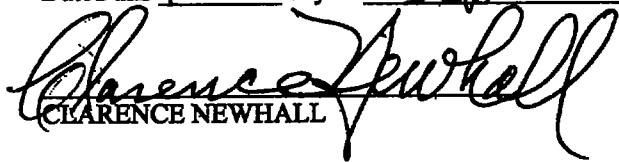
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

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 \$500.00.

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 12<sup>th</sup> day of Sept, 2003

  
CLARENCE NEWHALL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 12, 2003 by CLARENCE NEWHALL.



  
(Notary Public for Oregon)

My commission expires 6-19-04

21/11