

03 SEP 15 AM 10:59

MTZ- 62094 LW



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ROBERT R. RATHBORNE

PO BOX 1
HALF MOON BAY, CA 94019

State of Oregon, County of Klamath
Recorded 09/15/03 10:59 a. m
Vol M03 Pg 68334
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:

ROBERT R. RATHBORNE
PO BOX 1
HALF MOON BAY, CA 94019

Escrow No. MT62094-LW

WARRANTY DEED

^{Lee}
JOHN O. SHOWALTER and NEVA ~~X~~ SHOWALTER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to **ROBERT R. RATHBORNE**, 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:

Government Lot 20 in Section 4 of Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Account No.: 3507-00400-00700-000 Key No.: 223494

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 \$150,000.00.

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 4 day of September, 2003.

JOHN O. SHOWALTER

NEVA L. SHOWALTER
^{Lee}

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 4, 2003 by JOHN O. SHOWALTER and NEVA L. SHOWALTER.

(Notary Public for Oregon)

My commission expires 11/20/2003



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