



MTZ-62723MS

Vol M03 Page 69897

After recording return to:

PHILLIP L. EUBANKS3954 RIO VISTA WAYKLAMATH FALLS, OR 97603

THIS SPACE RI State of Oregon, County of Klamath
 Recorded 09/19/03 11:27 a m
 Vol M03 Pg 69897-98
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

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

PHILLIP L. EUBANKS3954 RIO VISTA WAYKLAMATH FALLS, OR 97603Escrow No. MT62723-MS**WARRANTY DEED**

MICHAEL L. HODGE and MARY E. HODGE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to PHILLIP L. EUBANKS and SANDRA JEAN EUBANKS, husband and wife, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$40,000.00.

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.

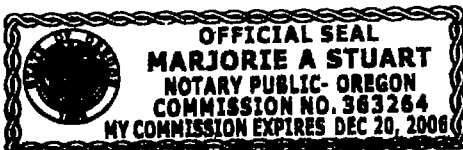
Dated this 18th day of Sep 2003.

Michael L. Hodge
 MICHAEL L. HODGE

Mary E. Hodge
 MARY E. HODGE

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on 9/18/03 by MICHAEL L. HODGE and MARY E. HODGE.



Marjorie A. Stuart
 (Notary Public for Oregon)

My commission expires 12/20/06

26.00

69898

EXHIBIT "A"
LEGAL DESCRIPTION

All of the following described portions of Lots 7 and 8 in Block 9 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 8; thence running Easterly along the North line of said Lot 8, 36 feet and 8 inches; thence South 100 feet, more or less, to the South line of said Lot 7; thence along the South line of said Lot 7, West 36 feet and 8 inches; thence North 100 feet; more or less, to the point of beginning.

Tax Account No.: 3809-029CA-06400-000

Key No.: 300971