

03 SEP 24 PM 3:18



NJC - 62783 MS

Vol M03 Page 71228

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

KEVIN T. HEATON

1361 WILD PLUM CT

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 09/24/03 3:18 P m

Vol M03 Pg 71228

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:

KEVIN T. HEATON

1361 WILD PLUM CT

KLAMATH FALLS, OR 97601

Escrow No. MT62783-MS

## WARRANTY DEED

PARADISE HILL DEVELOPMENT, LLC, Grantor(s) hereby grant, bargain, sell, warrant and convey to KEVIN T. HEATON and WENDY L. HEATON, 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 KLAMATH and State of Oregon, to wit:

Lot 3, GRAY ROCK - TRACT 1374, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3809-006B0-00300-000

Key No.: 889274

889274

3809-006B0-00300

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 \$149,000.00.

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 2nd day of Sep, 2003

PARADISE HILL DEVELOPMENT, LLC

BY: Mark R. Wendt  
MARK R. WENDT, AUTHORIZED SIGNER

BY: L. Frank Goodson  
L. FRANK GOODSON, AUTHORIZED SIGNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 9/24/03 by PARADISE HILL DEVELOPMENT, LLC.

Marjorie A Stuart  
(Notary Public for Oregon)

My commission expires

12/20/06



21.00  
M