



WTC-62356 KR

Vol M03 Page 73446

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RYAN J. MANFULL

4510 PECK DRIVE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 10/01/03 3:13 p m

Vol M03 Pg 73446

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:

RYAN J. MANFULL

4510 PECK DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT62356-KR

WARRANTY DEED

ROD A. AMBERS and CINDI L. AMBERS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to RYAN J. MANFULL, 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:

Lots 37, 38 and 39, Block 14, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-002CC-01600-000

Key No.: 520234

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 \$102,485.00.

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 1 day of October, 2003

Rod A. Ambers
ROD A. AMBERS

Cindi L. Ambers
CINDI L. AMBERS

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on October 1, 2003 by ROD A. AMBERS and CINDI L. AMBERS.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

21.00