

NJC-62902 TA



Vol M03 Page 74220

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ROGER L. VERCROYSSSE
2525 UNION STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
 Recorded 10/03/03 2:20 p-m
 Vol M03 Pg 74220
 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:

ROGER L. VERCROYSSSE
2525 UNION STREET
KLAMATH FALLS, OR 97601

Escrow No. MT62902-TA

WARRANTY DEED

RONALD C. WEGENER and SHERRY R. WEGENER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to ROGER L. VERCROYSSSE, 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

887294

3910-010BC-00604-000

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 \$45,000.00.

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 3 day of Oct. 2003.

Ronald C. Wegener
 RONALD C. WEGENER

Sherry R. Wegener
 SHERRY R. WEGENER

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Oct 3 2003 by RONALD C. WEGENER and SHERRY R. WEGENER.

[Signature]
 (Notary Public for Oregon)

My commission expires 6 19 04



21.00