

03 OCT 7 AM 9:54

RETURN TO: Brandsness, Brandsness, Rudd & Bunch, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Christopher C. and Karla J. Lindsey 2008 Oregon Avenue Klamath Falls, OR 97601
---	---

State of Oregon, County of Klamath
Recorded 10/07/03 9:54a m
Vol M03 Pg 74760
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

ATE 57951
-WARRANTY DEED-

George E. Dyer and Sharon A. Dyer, as tenants by the entirety, and Steven S. Dyer, an estate in fee simple, not as tenants in common, but with full rights of survivorship, Grantors, conveys and warrants to Christopher C. Lindsey and Karla J. Lindsey, husband and wife, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 16, Block 305, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions; taxes and assessments; 2003-2004 Real Property Taxes, a lien in an amount to be determined, but not yet payable; municipal liens, if any imposed by the City of Klamath Falls; conditions, restrictions and/or setbacks, as shown on the recorded plat of Darrow Addition to the City of Klamath Falls; covenants, conditions, restrictions easements, and/or setbacks imposed by instrument, including the terms and provisions thereof, recorded July 6, 1918, in Book 49, page 339.

The true and actual consideration for this transfer is \$32,000.00.

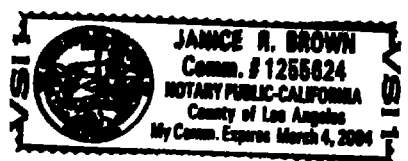
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 2 day of October, 2003.

George E. Dyer
George E. Dyer
Sharon A. Dyer
Sharon A. Dyer
Steven S. Dyer
Steven S. Dyer

STATE OF CALIFORNIA)
County of Los Angeles) ss.

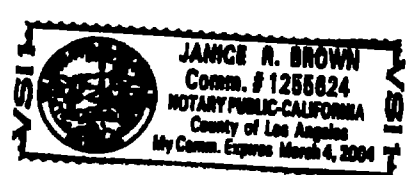
Personally appeared before me this 2 day of October, 2003, the above-named George E. Dyer and Sharon A. Dyer and acknowledged the foregoing instrument to be their voluntary act.



Janice R. Brown
Notary Public for California
My Commission expires: Mar. 4, 2004

STATE OF CALIFORNIA)
County of Los Angeles) ss.

Personally appeared before me this 2 day of October, 2003, the above-named Steven S. Dyer and acknowledged the foregoing instrument to be his voluntary act.



Janice R. Brown
Notary Public for California
My Commission expires: Mar 4, 2004

21A