

03 OCT 10 AM 11:05

NJC- 62734 PS



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MAUREEN SOMERS

701 WOCUS ST.

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 10/10/03 11:05 A m

Vol M03 Pg 75628

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:

MAUREEN SOMERS

701 WOCUS ST.

KLAMATH FALLS, OR 97601

Escrow No. MT62734-PS

WARRANTY DEED

RALPH E. STAFFORD AND BARBARA ANN STAFFORD, TRUSTEES OF THE RALPH E. STAFFORD AND BARBARA ANN STAFFORD REVOCABLE TRUST OF 1992, Grantor(s) hereby grant, bargain, sell, warrant and convey to **MAUREEN SOMERS and JOHN S. JUNIEL** not as tenants in common, but with right of survivorship, 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 12 in Block 2 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3809-019CD-00400-000

Key No.: 435167

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 \$20,000.00.

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 30 day of Sept, 03.

RALPH E. STAFFORD AND BARBARA ANN STAFFORD REVOCABLE TRUST OF 1992

BY: Ralph E. Stafford
RALPH E. STAFFORD, TRUSTEE

BY: Barbara Ann Stafford
BARBARA ANN STAFFORD, TRUSTEE

STATE OF CALIFORNIA }

COUNTY OF San Luis Obispo } ss.

On 9-30, 03 before me Deborah A. Lee, Notary personally appeared **RALPH E. STAFFORD AND BARBARA ANN STAFFORD, TRUSTEES OF THE RALPH E. STAFFORD AND BARBARA ANN STAFFORD REVOCABLE TRUST OF 1992** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Deborah A. Lee



21.00