

MT62716 TM



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
ROBERT W. MALOY  
1426 CRESCENT AVENUE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 10/15/03 3:18 p m  
Vol M03 Pg 76758  
Linda Smith, County Clerk  
Fee \$ 2/00 # of Pgs 1

Until a change is requested all  
tax statements shall be sent to  
The following address:

ROBERT W. MALOY  
1426 CRESCENT AVENUE  
KLAMATH FALLS, OR 97601

Escrow No. MT62716-TM

### WARRANTY DEED

MIKE LEROY FITZPATRICK and ALICE MARIE FITZPATRICK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to ROBERT W. MALOY, 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:

The East 96 feet of Lot 3 in Block 31 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-029DA-06400-000 Key No.: 304012

304012 3809-029DA-06400-000

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 \$128,200.00.

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 13 day of October, 2003

Mike Leroy Fitzpatrick  
MIKE LEROY FITZPATRICK

Alice Marie Fitzpatrick  
ALICE MARIE FITZPATRICK

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 13, 2003 by MIKE LEROY FITZPATRICK and ALICE MARIE FITZPATRICK.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2003



21/10