



NJC-62817 TM

Vol M03 Page 78321

State of Oregon, County of Klamath  
 Recorded 10/21/03 3:11 P M  
 Vol M03 Pg 78321  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

JUSTIN J. WEISER  
 2238 DIXON STREET  
 KLAMATH FALLS, OR 97601

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

JUSTIN J. WEISER  
 2238 DIXON STREET  
 KLAMATH FALLS, OR 97601

Escrow No. MT62817-TM

## WARRANTY DEED

STEPHEN A. VAN BUREN and JOYCE E. VAN BUREN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JUSTIN ~~X~~ WEISER, 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:

\*and Stephanie Weiser, husband and wife

The E1/2 of Lots 1 and 2, Block 3, DIXON 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.:

3809-028DC-00400-000

Key No.:

374473

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 \$130,000.00.

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 16 day of October, 2003

Stephen A. Van Buren  
 STEPHEN A. VAN BUREN

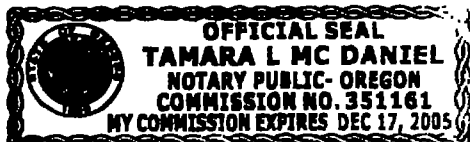
Joyce E. Van Buren  
 JOYCE E. VAN BUREN

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on October 16, 2003, STEPHEN A. VAN BUREN and JOYCE E. VAN BUREN.

Tamara L. McDaniel  
 (Notary Public for Oregon)

My commission expires 12/17/05



2100