

MTZ- 61619 TM

Vol M03 Page 78341

State of Oregon, County of Klamath
 Recorded 10/21/03 3:11 P m
 Vol M03 Pg 78341-42
 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2

RECORDING COVER SHEET**ALL TRANSACTIONS, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
 PRESENTING THE ATTACHED INSTRUMENT FOR
 RECORDING. ANY ERRORS IN THIS COVER SHEET
 DO NOT AFFECT THE TRANSACTION(S) CONTAINED
 IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
 instrument after recording, as required by ORS 205.180(4)
 and ORS 205.238.

STEPHEN A, VAN BUREN
 5675 LIBERTY AVENUE
 KLAMATH FALLS, OR 97603

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

WARRANTY DEED

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

M&E ENTERPRISES OF GALT

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

STEPHEN A. VAN BUREN AND JOYCE E. VAN BUREN, AS TENANTS BY THE ENTIRETY

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any
 real estate and all memoranda of such instruments, reference ORS 93.030.

\$109,000.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
 ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

5675 LIBERTY AVENUE, KLAMATH FALLS, OR 97603

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
 WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
 OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to
 be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

26.00 M

78342



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
STEPHEN A. VAN BUREN
5675 LIBERTY AVENUE
KLAMATH FALLS, OR 97603

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

STEPHEN A. VAN BUREN
5675 LIBERTY AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT61619-TM

WARRANTY DEED

M&E ENTERPRISES OF GALT, Grantor(s) hereby grant, bargain, sell, warrant and convey to STEPHEN A. VAN BUREN and JOYCE E. VAN BUREN, as tenants by the entirety, 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 16 in Block 2, TRACT 1996, AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-014DA-02700-000 Key No.: 578032

Grantor is lawfully seized in fee simple of 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 \$109,000.00.

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

M&E ENTERPRISES OF GALT
 BY: Meladee Dodds McCarty
 MELEDEE DODDS MCCARTY, OWNER

STATE OF CALIFORNIA)

COUNTY OF Sacramento)^{ss.}

On October 16, 2003 before me, Judy Bauer personally appeared MELEDEE DODDS MCCARTY AS OWNER OF M & E ENTERPRISES OF GALT 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 she executed the same in her authorized capacity(ies), and that by her signature(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 Judy Bauer

