

INTC-63106TA



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
SHAWNDA LEE POWLESS

PO BOX 623  
DOUGLAS, CA 96023

State of Oregon, County of Klamath  
Recorded 10/23/03 3:22 p m  
Vol M03 Pg 78821  
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:

SEE CONCURRENT DEED

Escrow No. MT63106-TA

### WARRANTY DEED

THEODOCIA E. LEIGHTON, Grantor(s) hereby grant, bargain, sell, warrant and convey to SHAWNDA LEE POWLESS, 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 Easterly 113 feet of Lot 12 in Block 3 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3909-002BB-08900-000

Key No.: 516150

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 \$ 30,000.00

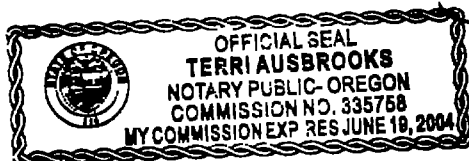
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 17<sup>th</sup> day of October, 2003

Theodocia E. Leighton

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct 17, 2003 by.



(Signature)  
(Notary Public for Oregon)

My commission expires 6-19-04

21.0