

NK-62595 MS



Vol M03 Page 80811

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
DEBORAH L. JAMES
703 NORTH 9TH STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 10/30/03 3:11 P m
Vol M03 Pg 80811-12
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

DEBORAH L. JAMES
703 NORTH 9TH STREET
KLAMATH FALLS, OR 97601

Escrow No. MT62595-MS

WARRANTY DEED

DONNA J. SCHMERBACH, WHO ACQUIRED TITLE AS DONNA J. GRAY Grantor(s) hereby grant, bargain, sell, warrant and convey to DEBORAH L. JAMES, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

370627

3809-029DC-10800

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 \$128,000.00.

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 24th day of Oct, 2003

DONNA J. SCHMERBACH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/24/03 by DONNA J. SCHMERBACH.



(Notary Public for Oregon)

My commission expires 12/20/06

Mo. D.

EXHIBIT "A"
LEGAL DESCRIPTION

80812

Lot A in Block A of NICHOLS ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, according to the Supplemental Plat of Block A of NICHOLS ADDITION now on file in the office of the County Clerk of Klamath County, Oregon:

ALSO two (2) feet off the Southerly side of the alley and adjoining said Lot A, Block A, NICHOLS ADDITION, same having been granted by the passing of Ordinance No. 2040 by the Common Council of the City of Klamath Falls, Oregon, said Ordinance being recorded January 9, 1930, in Deed Volume 88 at page 470, Records of Klamath County, Oregon.

Tax Account No.: 3809-029DC-10800-000

Key No.: 370627

