

MT-62893 TA



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES C. TULLOS

4721 Bisbee St
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 11/03/03 8:16 a m
Vol M03 Pg 81513
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:

JAMES C. TULLOS

4721 Bisbee St
Klamath Falls, OR 97603

Escrow No. MT62893-TA

WARRANTY DEED

TERRY I. MATHEWS, Grantor(s) hereby grant, bargain, sell, warrant and convey to JAMES C. TULLOS and LINDA D. TULLOS, 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:

The South 75 feet of the North 475 feet of Lots 1 and 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING any portion lying within Bisbee Street and the right of way for U.S.B.R. C-1 Drain Canal.

Account No.: 3909-015AB-00500-000

Key No.: 578155

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 \$92,500.00.

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 27 day of 2003 Oct.

Terry I Mathews
TERRY I. MATHEWS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 27, 2003 by TERRY I. MATHEWS.



[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04

21.00