

WTC - 62968 MS



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

J. C. BELLER

3921 VALINDA WAY

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 11/04/03 3:33 p m

Vol M03 Pg 82160

Linda Smith, County Clerk

Fee \$ 2/00 # of Pgs 1

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

J. C. BELLER

3921 VALINDA WAY

KLAMATH FALLS, OR 97603

Escrow No.

MT62968-MS

WARRANTY DEED

JOHN A. SWENSON and LORITA J. SWENSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to J. C. BELLER and SHARON M. BELLER, 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 1 in Block 18 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County Oregon.**

Tax Account No. : 3909-012CD-04400-000

Key No. : 563385

563385

3909-012CD-04400

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 \$190,000.00.

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.

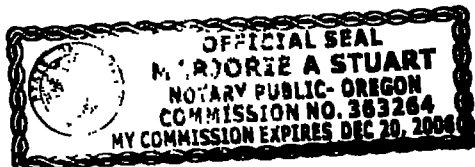
Dated this 3rd day of Nov, 2003

John A. Swenson
JOHN A. SWENSON

Lorita J. Swenson
LORITA J. SWENSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11/30/03 by JOHN A. SWENSON and LORITA J. SWENSON.



Margaret Jones
(Notary Public for Oregon)

My commission expires

12/28/06

2/10/04