



WTC - 62034W

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ARLAN L. HICKS

3939 S 6TH ST PMB 167

KLAMATH FALLS, OR 97603-4728

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

ARLAN L. HICKS

3939 S 6TH ST PMB 167

KLAMATH FALLS, OR 97603-4728

State of Oregon, County of Klamath

Recorded 11/07/03 3:20p m

Vol M03 Pg 82999

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No.

MT62034-LW

WARRANTY DEED

RODGER W. STAFFORD and **VIRGINIA STAFFORD**, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to **ARLAN L. HICKS**, 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:

LEGAL DESCRIPTION

The E1/2 of Lots 1 and 2 of Block 6 of **ALTAMONT ACRES**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, **EXCEPTING** a parcel described as follows:

Beginning at the Northeast corner of Lot 1, Block 6, Altamont Acres; thence West 80.45 feet; thence South 214.7 feet to the South line of Lot 2; thence East 80.45 feet to the Southeast corner of said Lot 2; thence North 214.7 feet to the point of beginning, being the Easterly 80.45 feet of said Lots 1 and 2.

EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded July 25, 2001 in Volume M01, page 36690, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Hilyard Avenue.

KEY #540784

3909-010AB-03000-000

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 **\$140,000.00**.

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.

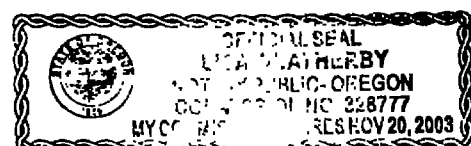
Dated this 6 day of November, 2003.

Rodger W. Stafford
RODGER W. STAFFORD

Virginia Stafford
VIRGINIA STAFFORD

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on November 6, 2003 by RODGER W. STAFFORD and VIRGINIA STAFFORD.



Lisa Weatherly
(Notary Public)

My commission expires 11/20/2003

21.00 am