

WJK - 63359 TA



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LEROY E. GARDNER

Same as Below

State of Oregon, County of Klamath

Recorded 11/14/03 3:31 p m

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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:

LEROY E. GARDNER

8613 McLaughlin Lane
Klamath Falls, OR 97601

Escrow No. MT63359-TA

WARRANTY DEED

RONALD GENE KLEIN and PATRICIA ELAINE KLEIN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to LEROY E. GARDNER and BILLIE ANN GARDNER, 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 9 in Block 38 of TRACT 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3907-025A0-01600-000

Key No.: 487057

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 \$168,000.00.

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.

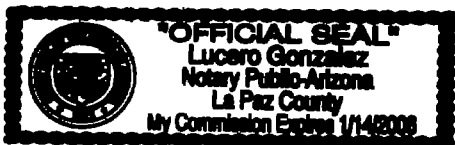
Dated this 13 day of November, 2003

Ronald Gene Klein
RONALD GENE KLEIN

Patricia Elaine Klein
PATRICIA ELAINE KLEIN

State of Arizona
County of LA PAZ

This instrument was acknowledged before me on Nov. 13 2003 by RONALD GENE KLEIN and PATRICIA ELAINE KLEIN.



Lucero Gonzalez
(Notary Public)

My commission expires 1-14-06

2/10 am