

WTC- 68576 TM



Vol M03 Page 85178

THIS SPACE RE: State of Oregon, County of Klamath
 Recorded 11/18/03 3:24 p m
 Vol M03 Pg 85178
 Linda Smith, County Clerk
 Fee \$ 2.00 # of Pgs 1

After recording return to:

PHILIP B. VALBERT

5855 SPRINGCREST WAY

KLAMATH FALLS, OR 97603

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

PHILIP B. VALBERT

5855 SPRINGCREST WAY

KLAMATH FALLS, OR 97603

Escrow No. MT62576-TM

WARRANTY DEED

ANDREA NICOLE BROWN, CASEY A. HITE and SHANNON HITE, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to PHILIP B. VALBERT, 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 18 in TRACT 1344, SEVENTH ADDITION TO NORTH HILLS - PHASE 1,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.**

Tax Account No.: 3809-036BC-02200-000

Key No.: 885350

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 10 day of NOV, 2003

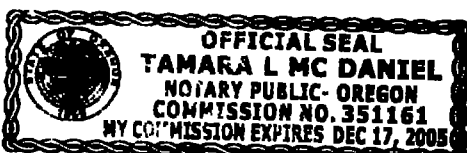
Andrea Nicole Brown
 ANDREA NICOLE BROWN

Casey A. Hite
 CASEY A. HITE

Shannon Hite
 SHANNON HITE

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on NOV 10 2003 by ANDREA NICOLE BROWN, CASEY A. HITE and SHANNON HITE.



Tamara L. McDaniel
 (Notary Public for Oregon)

My commission expires 12/17/05

21.00