

03 NOV 21 PM 11:19

NJC-63143 MS



Vol M03 Page 86050

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
PENNY A. CALLAWAY
5547 AVALON STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 11/21/03 11:19 a m
Vol M03 Pg 86050-51
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

PENNY A. CALLAWAY
5547 AVALON STREET
KLAMATH FALLS, OR 97603

Escrow No. MT63143-MS

WARRANTY DEED

SANDRA L. WEST and PENNY A. CALLAWAY, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to PENNY A. CALLAWAY, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

3909-015CA-00700

579038

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 \$0.00.

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 17th day of Nov, 2003

Sandra L. West
SANDRA L. WEST

Penny A. Callaway
PENNY A. CALLAWAY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11/17/03 by SANDRA L. WEST and PENNY A. CALLAWAY.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

26.00 am

EXHIBIT "A"
LEGAL DESCRIPTION

86051

The Southerly 132 feet of TRACT No. 22 and all of TRACT 23, EXCEPTING the Southerly 70 feet thereof, ALTAMONT SMALL FARMS, according to the Official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, EXCEPTING THEREFROM that portion deeded to Klamath County on August 23, 1996 in Volume M96 at Page 26128, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3909-015CA-00700-000

Key No.: 579038