

MTT - 63339 MS

Vol M03 Page 86148State of Oregon, County of Klamath  
Recorded 11/21/03 03:25 p.m.Vol M03 Pg 86148

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

After recording return to:

JEFFREY STURGEON6510 SORREL COURTKLAMATH FALLS, OR 97603

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

JEFFREY STURGEON6510 SORREL COURTKLAMATH FALLS, OR 97603

Escrow No. MT63339-MS

## WARRANTY DEED

HENRIETTA G. SWEARINGEN, Grantor(s) hereby grant, bargain, sell, warrant and convey to JEFFREY STURGEON and KRISTI STURGEON, 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 36, Block 2, ROLLING HILLS SUBDIVISION TRACT NO. 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3910-019A0-03100-000

Key No.: 599356

599356

3910-019A0-03100

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 \$165,000.00.

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 20TH day of NOVEMBER, 2003.

Henrietta G. Swearingen  
HENRIETTA G. SWEARINGEN

State of Oregon  
County of MARION

This instrument was acknowledged before me on NOVEMBER 20, 2003 by HENRIETTA G. SWEARINGEN.



M. Pastor  
(Notary Public for Oregon)

My commission expires 3-6-06

*Handwritten initials*