

WTC-63295 LW



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THIS SPACE RESER **State of Oregon, County of Klamath**
 Recorded 11/25/03 3:22 pm
 Vol M03 Pg 86743
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

After recording return to:
RAYMOND L. YAGER
54637 ALDER DR
SPRINGVILLE, CA 93265

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

RAYMOND L. YAGER
54637 ALDER DR
SPRINGVILLE, CA 93265

Escrow No. MT63295-LW

WARRANTY DEED

~~ALEX J. MENUAU~~, WHO ACQUIRED TITLE AS ALEX J. MENUAU
~~ALEX J. MENUAU~~, Grantor(s) hereby grant, bargain, sell, warrant and convey to RAYMOND L. YAGER and OPAL KATHRYN YAGER, 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 12, Block 25 of Tract 1113, OREGON SHORES SUBDIVISION UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3507-018DD-07500-000 Key No.: 244836

244836 3507-018DD-07500-000

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 \$11,500.00.

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 18 day of NOVEMBER 2003

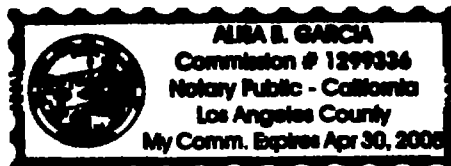
ALEX J. MENUAU

STATE OF CALIFORNIA }
 COUNTY OF Los Angeles } ss.

On NOVEMBER 18, 2003 before me, ALISA B. GARCIA personally appeared ALEX J. MENUAU personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Alisa B. Garcia



21.00 am