

WJC - 62784 TM



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JAMES S. MARLEY

23244 ROSEWOOD LANE

SPRAGUE RIVER, OR 97639

State of Oregon, County of Klamath

Recorded 11/26/03 3:41 p.m.

Vol M03 Pg 87503

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:

JAMES S. MARLEY

23244 ROSEWOOD LANE

SPRAGUE RIVER, OR 97639

Escrow No. MT62784-TM

## WARRANTY DEED

TROY R. CUNDIFF and OUIDA M. CUNDIFF, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JAMES S. MARLEY and LINDA M. MARLEY, 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:

Lots 1 and 3 in Block 2 of JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3510-034A0-04800-000

Key No.: 273224

Tax Account No.: 3510-034A0-04900-000

Key No.: 273215

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 \$40,000.00.

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 17 day of November 1983

TROY R. CUNDIFF

OUIDA M. CUNDIFF

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on NOV 17 2003 by TROY R. CUNDIFF and OUIDA M. CUNDIFF.

*Tamara L. McDaniel*  
(Notary Public for Oregon)

My commission expires 12/17/05



21.15  
am