



WTC-63184 TM

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After recording return to:

CRAIG R. LEECH

2111 KIMBERLY DRIVE

KLAMATH FALLS, OR 97603

THIS SPACE RI State of Oregon, County of Klamath

Recorded 12/02/03 11:05 a.m.

Vol M03 Pg 88267

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:

CRAIG R. LEECH

2111 KIMBERLY DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT63124-TM

WARRANTY DEED

GARY LEE KOEPKE and M. FAITH KOEPKE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to CRAIG R. LEECH and TESS LEECH, 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 6, Block 2 of Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-001AD-00400-000

Key No.: 505199

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 \$168,500.00.

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 24 day of NOVEMBER, 2003.

GARY LEE KOEPKE

BY:

M. FAITH KOEPKE, ATTORNEY IN FACT

M. Faith Koepke
M. FAITH KOEPKE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 24, 2003 by M. FAITH KOEPKE, ~~INDIVIDUALLY AND AS ATTORNEY IN FACT FOR GARY LEE KOEPKE.~~



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2007

21.00 am