



WJC - 63123 TM

Vol M03 Page 88268

After recording return to:

GARY L. KOEPKE5709 UPLAND DRIVEKLAMATH FALLS, OR 97603

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

GARY L. KOEPKE5709 UPLAND DRIVEKLAMATH FALLS, OR 97603

Escrow No. MT63123-TM

State of Oregon, County of Klamath
THIS SP Recorded 12/02/03 11:05a m
Vol M03 Pg 88268
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

DAN R. TURNER, Grantor(s) hereby grant, bargain, sell, warrant and convey to GARY L. KOEPKE and M. FAITH KOEPKE, 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 19, Block 9 of TRACT 1270, FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-036BB-02300-000

Key No.: 873669

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 \$244,000.00.

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 25 day of November, 2003

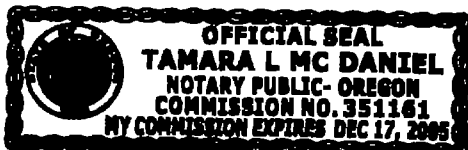
DAN R. TURNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on NOV 25 2003 by DAN R. TURNER.

Sumara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



21.00 am