

MTT-63480MS

03 DEC 2 PM 3:14



Vol M03 Page 88408

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CHARLES LABUWI

925 LAKE RIDGE COURT

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 12/02/03 3:14 p m

Vol M03 Pg 88408-09

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

CHARLES LABUWI

925 LAKE RIDGE COURT

KLAMATH FALLS, OR 97601

Escrow No. MT63420-MS

## WARRANTY DEED

WAYNE A. CONNORS and PAMELA J. CONNORS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to CHARLES LABUWI, 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:

SEE EXHIBIT "A"

3809-030BA-05000

876515

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 \$189,000.00.

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 1st day of Dec, 2003

Wayne A. Connors  
WAYNE A. CONNORS

Pamela J. Connors  
PAMELA J. CONNORS

BY: Wayne A. Connors  
WAYNE A. CONNORS, HER POWER OF ATTORNEY IN FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 12/16/03 by WAYNE A. CONNORS, INDIVIDUALLY AND AS POWER OF ATTORNEY FOR PAMELA J. CONNORS.



Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06

26.00  
am

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A portion of Lot 7, LAKE RIDGE PARK, TRACT 1291, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" rebar marking the Northwest corner of Lot 7; thence South 51° 50' 42" East a distance of 169.26 feet along the Lot line common to Lots 7 and 8 of said Tract #1291 to a 5/8" rebar on the Northwesterly right of way line of Lake Ridge Court; thence North 68° 25' 19" West a distance of 162.28 feet to a 5/8" rebar on the Lot line common to Lots 6 and 7 of said Tract #1291; thence along said Lot line North 21° 38' 32" East a distance of 48.29 feet to the point of beginning.

TOGETHER WITH an appurtenant 30 foot access and utility easement dated November 1, 1993 and recorded November 4, 1993 in Volume M93 at page 29109, Microfilm Records of Klamath County, Oregon.

**PARCEL 2:**

Lot 8, LAKE RIDGE PARK, TRACT 1291, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an appurtenant 30 foot access and utility easement dated November 1, 1993 and recorded November 4, 1993 in Volume M93 at page 29109, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3809-030BA-05000-000

Key No.: 876516