

NTC - 63415 TA



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CYNTHIA B. KUEHN

10254 McGuire ave
Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 12/03/03 3:10 p m

Vol M03 Pg 88683

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:

CYNTHIA B. KUEHN,

10254 McGuire ave
Klamath Falls, OR 97603

Escrow No. MT63415-TA

WARRANTY DEED

CHARISSE A. COLE, Grantor(s) hereby grant, bargain, sell, warrant and convey to CYNTHIA KUEHN, 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:

UNIT 10254 (MCGUIRE AVENUE), TRACT 1365 - FALCON HEIGHTS CONDOMINIUM STAGE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TAX ACCOUNT NO.: 3909-03400-80007-000 KEY NO.: 885925

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 \$92,500.00.

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.

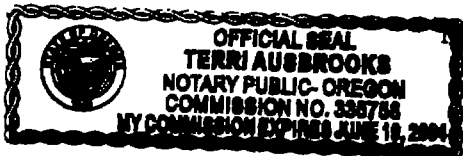
Dated this 3 day of December, 03.

Charisse A. Cole
CHARISSE A. COLE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 3, 2003 by CHARISSE A. COLE.

[Signature]
(Notary Public for Oregon)



My commission expires 6-19-04

21.00 am