

WTC-6353074

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LARRY G. ALLEN

2161 W. Williams Ave
Fallon NV 89406

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

LARRY G. ALLEN

2161 W. Williams Ave
Fallon, NV 89406

Escrow No. MT63530-TA

State of Oregon, County of Klamath
Recorded 12/05/03 3:32 P. m
Vol M03 Pg 89234
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

JAMES LEBLANC, Grantor(s) hereby grant, bargain, sell, warrant and convey to LARRY G. ALLEN, 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 9, Block 48, of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3811-015A0-04500-000

Key No.: 469497

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 \$7,000.00.

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 December, 2003


JAMES LEBLANC

STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.

On December 01 2003 before me, ANGELICA OROZCO personally appeared JAMES LEBLANC personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature





11.00 am