

WTC-63447 TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ALVIN WELCH

705 Owens Street
Klamath Falls, OR 97601

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

ALVIN WELCH

705 Owens Street
Klamath Falls, OR 97601

Escrow No. MT63447-TA

State of Oregon, County of Klamath

Recorded 12/23/03 3:04 p mVol M03 Pg 92790

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

KELLY A. VINCENT, Grantor(s) hereby convey and warrant to ALVIN WELCH and MICHELLE JACHALKE, with the rights of survivorship, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 511, Block 102, MILLS ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon. EXCEPTING THEREFROM the Southerly 40 feet thereof.

Tax Account No.: 3809-033AC-12000-000

Key No.: 479315

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$70,000.00.

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 18 day of December, 2003

Kelly A. Vincent
 KELLY A. VINCENT

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on December 18, 2003 by KELLY A. VINCENT.

Lisa Weatherby
 (Notary Public for Oregon)

My commission expires 11/20/07



01/10/04