

20 AM 11:09

09 AUG 22 PM 4:48



NJC-61906TM

Vol M03 Page 61770

After recording return to:
ROBERT C. SELBY
4005 MACK STREET
KLAMATH FALLS, OR 97603

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

ROBERT C. SELBY
4005 MACK STREET
KLAMATH FALLS, OR 97603

Escrow No. MT61906-TM

THIS SPACE RESERVED FOR RECORDING
State of Oregon, County of Klamath
Recorded 08/22/2003 3:49 p.m.
Vol M03 Pg 61770-71
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 2

Vol M04 Page 03284

State of Oregon, County of Klamath
Recorded 01/20/2004 11:09 a.m.
Vol M04 Pg 3284-85
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2
20.00 NS

WARRANTY DEED

STEVEN RAY MCBRIDE AND YVONNE MARIE MCBRIDE, WHO ACQUIRED TITLE AS YVONNE MARIE OUELLETTE, Grantor(s) hereby grant, bargain, sell, warrant and convey to **ROBERT C. SELBY**, 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:

The West one-half of the following described property in the County of Klamath, State of Oregon: Beginning at a point which lies North 1° 14' West a distance of 680.3 feet and South 89° 26' West a distance of 330.0 feet from the iron pin which marks the section corner common to Section 2, 3, 10 and 11, Township 39 South Range 9 East of the Willamette Meridian and running thence; continuing South 89° 26' West a distance of 100 feet to an iron pin; thence North 1° 14' West a distance of 144.2 feet to an iron pin; thence North 89° 24' East a distance of 100 feet to an iron pin; thence South 1° 14' East, a distance of 144.2 feet, more or less to the point of beginning, begin in the S1/2 S1/2 N1/2 W1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian.

S

Account No.:

3909-003DD-04300-000

Key No.:

530063

3909-003DD-04300

530063

Grantor is lawfully seized in fee simple of 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 \$72,000.00.

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 21 day of August 2003

STEVEN RAY MCBRIDE

YVONNE MARIE MCBRIDE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 21, 2003 by STEVEN RAY MCBRIDE and YVONNE MARIE MCBRIDE.

STATE OF OREGON)

County of KLAMATH)

I CERTIFY that this is a true and correct copy of a document in the possession of the Klamath County Clerk.

Dated: Nov 14, 2003
LINDA SMITH, Klamath County Clerk

By:
Deputy



WORK
+300 NS
AM

**THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION

03285

81771


(Notary Public for Oregon)
My commission expires 6-19-04

