

03 JAN 17 AM 11:13

After Recording Return to:
EDWARD F. KRAUS and KIMBERLY L. KRAUS
24339 Ysidro Drive
Ramona, Ca. 92065

Until a change is requested all tax statements
Shall be sent to the following address:
EDWARD F. KRAUS and KIMBERLY L. KRAUS
24339 Ysidro Drive
Ramona, Ca. 92065

State of Oregon, County of Klamath
Recorded 01/17/2003 11:13 a m.
Vol M03 Pg 03249
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

JAMES R. CONACHER and JEANETTE CONACHER, husband and wife, herein called grantor, convey(s) to EDWARD F. KRAUS and KIMBERLY L. KRAUS, husband and wife all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 12, Block 7, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$6,000.00.
(here comply with the requirements of ORS 93.930)

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 January 13, 2003.

James R. Conacher
JAMES R. CONACHER

Jeanette Conacher
JEANETTE CONACHER

STATE OF CALIFORNIA, County of SAN DIEGO) ss.

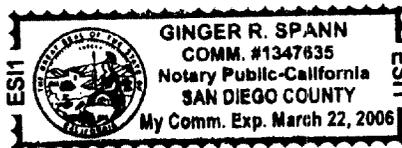
On January 15, 2003 personally appeared the above named JAMES R. CONACHER and JEANETTE CONACHER and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00056383

Before me: Ginger R. Spann
Notary Public for California
My commission expires: MAR 22, 2006

Official Seal



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