

03 FEB 3 PM 2:32

THIS DOCUMENT IS SIGNED IN COUNTERPART

Vol M03 Page 06591

After Recording Return to:
STEVEN R. MEGAHAN and LINDA J. MEGAHAN
 2949 Seattle Street
 Bonanza, Or. 97623
 Until a change is requested all tax statements
 Shall be sent to the following address:
STEVEN R. MEGAHAN and LINDA J. MEGAHAN
 2949 Seattle Street
 Bonanza, Or. 97623

State of Oregon, County of Klamath
 Recorded 02/03/2003 2:32 p. m.
 Vol M03 Pg 06591-93
 Linda Smith, County Clerk
 Fee \$ 31.00 # of Pgs 3

WARRANTY DEED
 (INDIVIDUAL)

LEON R. ANDRIEU and CECELIA A. BEICHNER, WHO ACQUIRED TITLE AS CECELIA A. WESCOTT herein called grantor, convey(s) to **STEVEN MEGAHAN and LINDA J. MEGAHAN, husband and wife** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$39,000.00.**
 (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 29, 2003.**

Leon R. Andrieu
LEON R. ANDRIEU

CECELIA A. BEICHNER
CECELIA A. BEICHNER

STATE OF OREGON, County of _____) ss.

On January 31 2003 personally appeared the above named **LEON R. ANDRIEU and CECELIA A. BEICHNER** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

Leon R. Andrieu only
 Before me: Carolyn M. Gogal
 Notary Public for Oregon
 My commission expires: 4/19/2004

Aspen
 TITLE & ESCROW, INC.

525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00056438

Official Seal



3/1

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Dated January 29, 2003.

John J. Megahan

LEON R. ANDRIEU

Cecelia A. Beichner
 CECELIA A. BEICHNER

STATE OF OREGON, County of *Klamath*) ss.

On January 30 2003 personally appeared the above named ~~LEON R. ANDRIEU~~ and CECELIA A. BEICHNER and acknowledged the foregoing instrument to be ~~his~~ *her* voluntary act and deed.

This document is filed at the request of:



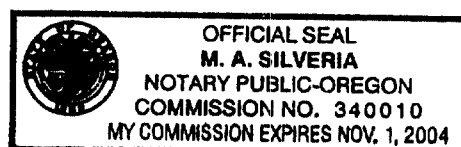
525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00056438

Before me: *M. A. Silveria*

Notary Public for Oregon

My commission expires: *11-01-04*

Official Seal



06593

Exhibit A

A parcel of land situated in the SE 1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, also being a vacated portion of BOWNE ADDITION TO THE TOWN OF BONANZA, a duly recorded Subdivision in the County of Klamath, State of Oregon, being more particularly described as follows:

Lots 13, 14, 15, 16, 17 and 18, Block 23, and Lots 7, 8, 9, 10, 11, 12, 17 and 18, Block 44 of vacated BOWNE ADDITION TO BONANZA, plus adjacent vacated streets and alleys, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CAB
Jm
Cm