

03 FEB 4 PM 2:38

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After Recording Return to:

CODY ALLEN

P.O. Box 7564
Klamath Falls OR
97602

Until a change is requested all tax statements
Shall be sent to the address shown above.

State of Oregon, County of Klamath

Recorded 02/04/2003 2:38 p. m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

(INDIVIDUAL)

JAMES D. MOSURAK and ROBERTA M. JONES MOSURAK, TRUSTEES OF THE MOSURAK FAMILY TRUST U.A.D. JUNE 25 1998, herein called Grantor,, convey(s) to CODY ALLEN, herein called Grantee, 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 \$30,000.00.
(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 22, 2003

MOSURAK FAMILY TRUST, U.A.D. JUNE 25, 1998

James D. Mosurak Trustee
JAMES D. MOSURAK, TRUSTEE

Roberta M. Jones Mosurak
ROBERTA M. JONES MOSURAK, TRUSTEE

STATE OF OREGON, County of Jackson) ss.

On January 28th, 2003 personally appeared the above named JAMES D. MOSURAK and ROBERTA M. JONES MOSURAK as Trustees of The MOSURAK FAMILY TRUST U.A.D. JUNE 25 1998.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00056379

BY: JAMES D MOSURAK
Before me: ROBERTA M. JONES MOSURAK
Notary Public for Oregon Nancy S. Cooper
My commission expires: 6/21/06 Notary Public

Official Seal

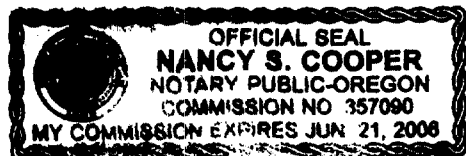


Exhibit A

Lot 6, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO: Deed of Easement, including the terms and provisions thereof, dated January 25, 1975 and recorded May 15, 1975 in Book M-75 at Page 5252, Microfilm Records of Klamath County, Oregon, granted to Dorothea E. McNulty, and easements and rights of way of record and those apparent on the land.