

03 FEB 11 AM 11:00

ASPEN 56274

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After Recording Return to:

TRACIE L. MOSER
MICHAEL D. MOSER
1250 Morningside Lane
Klamath Falls, OR 97603

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

TRACIE L. MOSER
MICHAEL D. MOSER
1250 Morningside Lane
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 02/11/2003 11:00 a m.
Vol M03 Pg 08312
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

JEFFREY L. SEWING and SANDRA A. SEWING, herein called grantor, convey(s) to TRACIE L. MOSER and MICHAEL D. MOSER, WIFE AND HUSBAND all that real property situated in the County of KLAMATH, State of Oregon, described as:

The S 1/2 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway from which the Northwesternly corner of the SW 1/4 of the NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 88° 50 1/2' West along the center line of the said Morningside Lane 795.0 feet and North 0° 10' East along the Westerly boundary of said Section 21, 858.0 feet, and running thence South 0° 10' West 475.8 feet, more or less, to a point in the Northerly boundary of the right of way of the U.S. Reclamation Service Projects No. 1-N Drain; thence North 88° 48' East along the said right of way boundary line 160.0 feet; thence North 0° 10' East 475.7 feet, more or less, to a point in the said center line of Morningside Lane; thence South 88° 50 1/2' West along the said center line 160.0 feet, more or less, to the point of beginning.

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 \$153,445.00.
(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.

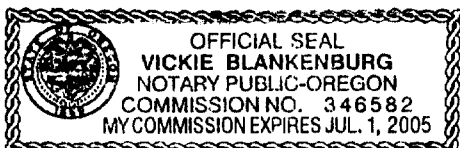
Dated 2/7/03

Jeffrey L. Sewing
JEFFREY L. SEWING

Sandra A. Sewing
SANDRA A. SEWING

STATE OF OREGON, County of Klamath ss.

On February 7, 2003 personally appeared the above named JEFFREY L. SEWING and SANDRA A. SEWING and acknowledged the foregoing instrument to be HER voluntary act and deed.



Before me:
Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00056274

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