

03 FEB 28 AM 10:04

ASPEN 56446

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After Recording Return to:

Benjamin Walter Seput and Kit Collery Seput
201 Jefferson Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 02/28/2003 10:04 a m.
Vol M03 Pg 12267-68
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements
Shall be sent to the following address:
Same as above

WARRANTY DEED
(INDIVIDUAL)

ERIC A. ROSE and JENNIFER M. ROSE, herein called grantor, convey(s) to BENJAMIN WALTER SEPUT and KIT COLLERY SEPUT, HUSBAND AND WIFE and WALTER SEPUT and SARA MORRIS, HUSBAND AND WIFE, ALL WITH RIGHTS OF SURVIVORSHIP 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 \$130,000.00.
(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: February 26, 2003

Eric A Rose
ERIC A. ROSE

Jennifer M. Rose
JENNIFER M. ROSE

STATE OF OREGON, County of Klamath) ss.

On February 26, 2003 personally appeared the above named ERIC A. ROSE and JENNIFER M. ROSE and acknowledged the foregoing instrument to be their voluntary act and deed.

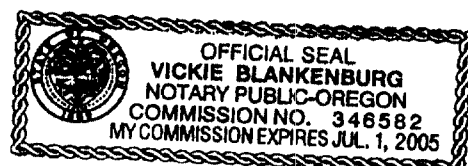
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00056446

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

Official Seal



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*Exhibit A***PARCEL 1:**

A portion of Lot 5, Block 16, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

The Southeasterly 60 feet of Lot 5, being the portion of said Lot 5 lying Southeasterly of a line drawn 50 feet Southeasterly of and parallel to the Northwesternly line of said Lot 5.

PARCEL 2:

A portion of Lot 4, Block 16, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 4, Block 16, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesternly along the Westerly line of said Lot 4, 110 feet to the Southerly line of said alley in said Block 16; thence Northeasterly along the Southerly line of said alley, 15 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 37 feet; thence Northeasterly parallel to the Southerly side of said Lot 4, 3 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 73 feet to the Southerly line of said Lot 4; thence Southwesterly along the Southerly line of said Lot 4, 18 feet to the point of beginning.