



MT 59770-MS

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ERIC A. ROSE

5504 UPLAND DRIVE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 02/28/2003 3:08 P. m.

Vol M03 Pg 12635 - 12636

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:

ERIC A. ROSE

5504 UPLAND DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT59770-MS

WARRANTY DEED

JASON PAUL DE VRIES and KELLY ANN DE VRIES, husband and wife and C. LEE WOODS and GAY ANN WOODS, husband and wife, all as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ERIC A. ROSE and JENNIFER M. ROSE, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 1 IN BLOCK 10 OF TRACT 1152 - NORTH HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

446903

3809-035AA-03300

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$167,500.00.

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 this 25th day of Feb, 2003

SEE SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

Jason Paul De Vries
JASON PAUL DE VRIES

Kelly Ann De Vries
KELLY ANN DE VRIES

BY Jason Paul De Vries her attorney in fact
JASON PAUL DE VRIES, HER ATTORNEY
IN FACT

C. Lee Woods
C. LEE WOODS

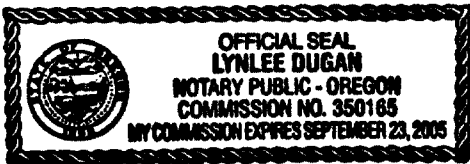
BY Jason Paul De Vries his attorney in fact
JASON PAUL DE VRIES, HIS ATTORNEY
IN FACT

Gay Ann Woods
GAY ANN WOODS

BY Jason Paul De Vries her attorney in fact
JASON PAUL DE VRIES, HER ATTORNEY
IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 25, 2003 by JASON PAUL DE VRIES, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR KELLY ANN WOODS; ATTORNEY IN FACT FOR C. LEE WOODS; AND ATTORNEY IN FACT FOR GAY ANN WOODS.



Lynlee Dugan
(Notary Public for Oregon)

My commission expires 9-23-05

12636