

03 MAR 5 PM 2:18

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After Recording Return to:
NICHOLAS C. FOSSEN
ALETHA L. FOSSEN
6733 Beckton Avenue
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
NICHOLAS C. FOSSEN
ALETHA L. FOSSEN
6733 Beckton Avenue
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 03/05/2003 2:18 p.m.
Vol M03 Pg 13484
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

GRANT W. DOUGHERTY, herein called grantor, convey(s) to **NICHOLAS C. FOSSEN** and **ALETHA L. FOSSEN, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 4, Block 8, Tract No. 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 **\$126,000.00**.
(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.

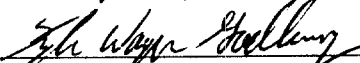
Dated 2-18-03


GRANT W. DOUGHERTY

STATE OF Arizona, County of Maricopa) ss.

On Feb. 18, 2003, 2003 personally appeared the above named **GRANT W. DOUGHERTY** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kyle Wayne Gadberr


Notary Public for Maricopa, AZ
My commission expires: March 4, 2005

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00056554

