



MT 60182-KR

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'03 MAR 6 PM 3:06

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ASPEN BUILDERS, AN ASSUMED
BUSINESS NAME

3370 LAKE FOREST RD
CHILOQUIN OR 97624

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

ASPEN BUILDERS, AN ASSUMED
BUSINESS NAME

3370 LAKE FOREST RD
CHILOQUIN OR 97624

State of Oregon, County of Klamath
Recorded 03/06/2003 3:06 p.m.
Vol M03 Pg 13841-
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

Escrow No. MT60182-KR

WARRANTY DEED

SESSOM & EDGAR LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ALFRED L. EDGAR & JUDY A. EDGAR, doing business as ASPEN BUILDERS, AN OREGON ASSUMED BUSINESS NAME, 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:

Lots 7 & 9, Block 1; Lots 8, 10 & 12, Block 2; and Lots 4, 5, & 14, Block 3; all in AMERICANA TRACT 1096, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Real property taxes, now due and payable, together with accrued interest if any, which the above named Grantees agree to assume and pay in full.

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 \$160,000.00.

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 6th day of March, 2003.

SESSOM & EDGAR LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: Ernest R. Sessom
ERNEST R. SESSOM, MEMBER

BY: Alfred L. Edgar
ALFRED L. EDGAR, MEMBER



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 6, 2003 by ERNEST R. SESSOM & ALFRED L. EDGAR, MEMBERS OF SESSOM & EDGAR LLC, AN OREGON LIMITED LIABILITY COMPANY.

Kristil L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003