

03 MAR 7 AM 11:31

Aspen 56613

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After Recording Return to:  
PHILLIP GROHS and NEIL C. GROHS JR.  
21010 W. Langell Valley Road  
Bonanza, Or. 97623  
Until a change is requested all tax statements  
Shall be sent to the following address:  
PHILLIP GROHS and NEIL C. GROHS JR.  
21010 W. Langell Valley Road  
Bonanza, Or. 97623

State of Oregon, County of Klamath  
Recorded 03/07/2003 11:31 A.M.  
Vol M03 Pg 13964  
Linda Smith, County Clerk  
Fee \$ 21 # of Pgs 1

**WARRANTY DEED**  
(INDIVIDUAL)

FRANK P. GROHS JR., ALSO KNOWN AS FRANK P. GROHS AND CHARLOTTE P. GROHS, herein called grantor, convey(s) to PHILLIP GROHS and NEIL C. GROHS JR., as tenants in common all that real property situated in the County of KLAMATH, State of Oregon, described as:

The S 1/2 of the SW 1/4 of Section 36, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING a parcel of land deeded to the County of Klamath.

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 \$67,000.00.  
(here comply with the requirements of ORS 93.930)

*P.S.*  
*[Signature]*  
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 March 6, 2003.

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*Frank P. Grohs Jr.*  
FRANK P. GROHS AKA FRANK P. GROHS JR.  
*Charlotte P. Grohs*  
CHARLOTTE P. GROHS

STATE OF OREGON, County of Klamath) ss.

On March 06, 2003 personally appeared the above named FRANK P. GROHS and CHARLOTTE P. GROHS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00056613

Before me: *MA Silveria*  
Notary Public for Oregon  
My commission expires: 11-01-04

Official Seal

