

03 MAR 20 AM 11:39

Aspen 56777

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After Recording Return to:

KEITH R. PROBERT and BONNIE MARLOWSKI-PROBERT

P.O. Box 1502 PMB 214

Red Bluff, Ca. 96080

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

P.O. BOX 1502 PMB 214

RED BLUFF. CA. 96080

State of Oregon, County of Klamath

Recorded 03/20/2003 11:39 A.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

(INDIVIDUAL)

NEW DIRECTIONS SERVICES LTD., herein called grantor, convey(s) to KEITH R. PROBERT and BONNIE MARLOWSKI-PROBERT, husband and wife all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 105, Block 66, FIFTH ADDITION TO NIMROD RIVER PARK, 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 **\$20,000.00.**  
(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 March 17, 2003.

NEW DIRECTIONS SERVICES LTD.

[Signature]  
by: Mark Everest, President

[Signature]  
by: Susan Everest, Secretary

STATE OF OREGON, County of Klamath) ss.

On March 19th, 2003 personally appeared the above named Mark Everest as President and Susan Everest as Secretary for New Directions Services, LTD 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.: 00056777

Before me: [Signature]  
Notary Public for Oregon  
My commission expires: 12-17-2003

Official Seal

