

03 MAR 20 PM3:08



After recording return to:
Jeffery E. ~~ROSS~~ BOSS
764 Wocus
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Jeffery E. ~~ROSS~~ BOSS
764 Wocus
Klamath Falls, OR 97601

File No.: 7021-131663 (SAC)
Date: March 17, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 16909

State of Oregon, County of Klamath
Recorded 03/20/2003 3:03 p.m.
Vol M03 Pg 16909
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

STATUTORY WARRANTY DEED

Mary Baldwin, Geraldine Kaser, Patricia A. Denney and Charles R. Miles each as to an undivided one quarter interest, as tenants in common, Grantor, conveys and warrants to Jeffery E. BOSS ~~ROSS~~, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 7 and 8 in Block 3 Buena Vista Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with vacated Crater Street adjacent thereto.

This property is free from liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is **\$65,569.00**. (Here comply with requirements of ORS 93.030)

826

16910

APN: 435684

Statutory Warranty Deed
- continued

File No.: 7021-131663 (SAC)
Date: 03/17/2003

Mary Baldwin
Mary Baldwin

Patricia A. Denney
Patricia A. Denney

by Mary Baldwin
Attorney in fact

STATE OF Oregon CALIFORNIA

County of SACRAMENTO)ss.

Geraldine Kaser
Geraldine Kaser

by Mary Baldwin Attorney in fact
Charles R. Miles
Charles R. Miles

by Mary Baldwin
Attorney in fact.

This instrument was acknowledged before me on this 18th day of MARCH, 2003
by **Mary Baldwin and Geraldine Kaser and Patricia A. Denney and Charles R. Miles.**

Tracy Leigh Dowd
Notary Public for Oregon CALIFORNIA



My commission expires: Dec 23, 2005