

Vol M03 Page 23330

03 APR 14 11:11

After Recording Return to:

TRAHERN FOX

4364 Summers Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
Shall be sent to the following address:
TRAHERN FOX
Same as Above

State of Oregon, County of Klamath
Recorded 04/14/2003 11:14 A m.
Vol M03 Pg 23330
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)
C.

PEGGY WILLIS, herein called grantor, convey(s) to TRAHERN/FOX, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

A tract of land located in the SE 1/4 SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North 0° 21' West a distance of 533.1 feet and West a distance of 30.0 feet from the Southeast corner of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, said point being on the West boundary of Summers Lane; thence North 0° 21' West along the West boundary of Summers Lane 100.0 feet to an iron pin; thence West 145.2 feet to an iron pin; thence South 0° 21' East 100.0 feet to an iron pin; thence East 145.2 feet, more or less, to the point of beginning.

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 \$73,000.00.
(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 3/31/03

Peggy L Willis
PEGGY WILLIS

STATE OF OREGON, County of Klamath) ss.

On March 31, 2003 personally appeared the above named PEGGY WILLIS and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00056658