



Vol M03 Page 23525

THIS SPACE RESERVED FOR RECORDER'S USE  
**mtc-60477 KR**

After recording return to:

MICHAEL D. BORRELLI

5624 AMERICAN AVENUE

KLAMATH FALLS, OR 97603

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

MICHAEL D. BORRELLI

5624 AMERICAN AVENUE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 04/14/2003 2:58 pm.

Vol M03 Pg 23525

Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

Escrow No. MT60477-KR

'03 APR 14 PM2:58

### WARRANTY DEED

ALFRED L. EDGAR AND JUDY A. EDGAR, DOING BUSINESS AS ASPEN BUILDERS, AN OREGON ASSUMED BUSINESS NAME, Grantor(s) hereby grant, bargain, sell, warrant and convey to: **MICHAEL D. BORRELLI and JENNIFER L. BORRELLI, as tenants by the entirety**, 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:

Lot 10, Block 2, **AMERICANA TRACT 1096**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$131,000.00**.

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 11<sup>th</sup> day of April, 2003.

ASPEN BUILDERS, AN OREGON ASSUMED BUSINESS NAME  
BY: [Signature]

ALFRED L. EDGAR, OWNER

BY: [Signature]  
JUDY A. EDGAR, OWNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 11, 2003 by ALFRED L. EDGAR AND JUDY A. EDGAR.



[Signature]  
(Notary Public for Oregon)

My commission expires 11/16/2003

\$21.00