

'03 APR 16 PM3:06

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
GREG CAUGHRAN

4000 Bound Lake Rd. #120
Klamath Falls, OR 97601

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

GREG CAUGHRAN

4000 Bound Lake Rd. #120
Klamath Falls, OR 97601

Escrow No. MT60139-TM

State of Oregon, County of Klamath

Recorded 04/16/2003 3:06 p.m.

Vol M03 Pg 24238

Linda Smith, County Clerk

Fcc \$ 21 # of Pgs 1

WARRANTY DEED

FILIPINAS B. ROSE, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GREG CAUGHRAN, 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:

The Easterly ninety-nine and 85/100 feet of Lots 1 and 2 in Block 5, THIRD ADDITION
TO ALTAMONT ACRES, 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 \$60,000.00.

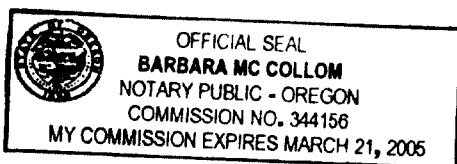
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN
VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE
ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 10th day of April, 2003.

Filipinas B. Rose
FILIPINAS B. ROSE

State of Oregon
County of

This instrument was acknowledged before me on April 10 2003 by FILIPINAS B.
ROSE.



Barbara Mc Colloom
(Notary Public for Oregon)

My commission expires 3/21/05