

03 APR 21 AM 11:15

Aspen 56912

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After Recording Return to:
BILL G. VANDUSEN and DIANE M. VANDUSEN
5655 Haskins Road
Bonanza, Or. 97623
Until a change is requested all tax statements
Shall be sent to the following address:
BILL G. VANDUSEN and DIANE M. VANDUSEN
5655 Haskins Road
Bonanza, Or. 97623

State of Oregon, County of Klamath
Recorded 04/21/2003 11:15 a m.
Vol M03 Pg 25181-2
Linda Smith, County Clerk
Fee \$ 2600 # of Pgs 2

WARRANTY DEED
(INDIVIDUAL)

SHIRLEY A. MASON, herein called grantor, convey(s) to **BILL G. VANDUSEN and DIANE M. VANDUSEN**, husband and wife all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$52,000.00**.
(here comply with the requirements of ORS 93.930)

BAD
DRP
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 April 11, 2003.

Shirley A. Mason

SHIRLEY A. MASON

STATE OF OREGON, County of Klamath) ss.

On April 14, 2003 personally appeared the above named **SHIRLEY A. MASON** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

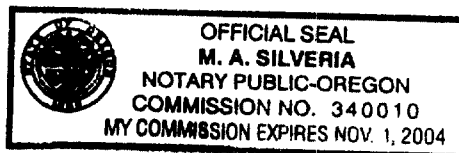


525 Main Street
Klamath Falls, OR 97601
Order No.: 00056912

Before me: *M. A. Silveria*

Notary Public for Oregon
My commission expires:

Official Seal



25182

Exhibit A

The N 1 / 2 NE 1 / 4 SW 1 / 4 of Section 18, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath , State of Oregon.

EXCEPT THEREFROM beginning at the Northwest corner of the N 1 / 2 NE 1 / 4 SW 1 / 4; thence East 55 feet to the true point of beginning; thence continuing East along the North line of said N 1 / 2 NE 1 / 4 SW 1 / 4 160 feet to a point; thence South 40 feet to a point; thence West 160 feet to a point; thence North 40 feet to the true point of beginning.

SM

BVD
DUD