

03 APR 30 pm 3:49

Aspen 56872

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After Regarding Return to:

DORIS K. BOUCHEZ

934 Applewood Street

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

DORIS K. BOUCHEZ

934 Applewood Street

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 04/30/2003 3:49 p.m.Vol M03 Pg 28778

Linda Smith, County Clerk

Fee \$ 2/00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

ELLEN H. PAULUS, herein called grantor, convey(s) to DORIS K. BOUCHEZ, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Southerly 25.7 feet of Lot 48 and the Northerly 51.4 feet of Lot 49, OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 49; thence South along the East line of said Lot, 51.4 feet to a point; thence West parallel to the North line of said Lot to a point on the West line of said Lot which is 51.4 feet South of the Northwest corner of said Lot; thence North along the West line of said Lot 49 and Lot 48 to a point on the West line of said Lot 48 which is 25.7 feet North of the Southwest corner of said Lot 48; thence East parallel to the South line of said Lot 48 to a point on the East line of said Lot 48 which is 25.7 feet North of the Southeast corner of said Lot 48; thence South along the East line of said Lots 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 \$93,500.00.
(here comply with the requirement 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: 4/28/03

Ellen H. Paulus
ELLEN H. PAULUS

STATE OF OREGON, County of Lane -) ss.

On 4.28.03 personally appeared the above named ELLEN H. PAULUS 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.: 00056872

Before me: Grace Rich
Notary Public for Oregon
My commission expires: NOV 26 2004

Official Seal



21A