

03 MAY 16 AM 10:43

After Recording Return to:

BRUCE D. ROSS

4104 Bisbee
Klamath Falls, OR 97603

Until a change is requested all tax statements
Shall be sent to the address shown above.

Vol M03 Page 33110

State of Oregon, County of Klamath

Recorded 05/16/2003 10:43 a m.

Vol M03 Pg 33110

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

STEVE G. NASON and ROBIN L. LE BLEU, herein called Grantors, convey(s) to BRUCE D. ROSS, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The North 74.5 feet of Lot 11, Block 2, ALTAMONT ACRES SECOND ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING the East 5 feet granted to Klamath County by instrument recorded July 1, 1965 in Book 362 at Page 563, Deed Records of Klamath County, Oregon.

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 \$34,800.00.
(here comply with the requirements of ORS 93.930)

B.R.
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 May 12, 2003

Steve G. Nason
STEVE G. NASON

Robin L. Le Bleu
ROBIN L. LE BLEU

STATE OF OREGON, County of Klamath) ss.

On May 16, 2003, personally appeared the above named STEVE G. NASON and ROBIN L. LE BLEU.

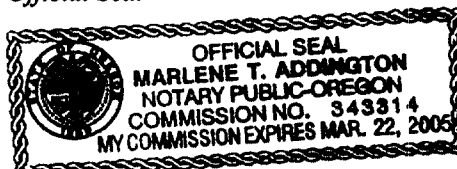
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00056996

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal



21A