

03 JUL 7 PM 3:27

Aspen 51380

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After Recording Return to:

WALTER L. MODEN and DONNA MODEN

11747 So Sixth St. #A
Klamath Falls, Or 97603

Until a change is requested all tax statements

Shall be sent to the following address:

WALTER L. MODEN and DONNA MODEN

Same as above

State of Oregon, County of Klamath

Recorded 07/07/2003 3:27 P m

Vol M03 Pg 46756

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

SHIRLEY A. STAUFFER, herein called Grantor, convey(s) to WALTER L. MODEN and DONNA MODEN, husband and wife, herein call Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 11, Block 13, Tract No. 1071, FIRST ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the Clerk 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 \$68,100.00.
(here comply with the requirements 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 July 2, 2003.

Shirley A. Stauffer
SHIRLEY A. STAUFFER

STATE OF OREGON, County of Klamath) ss.

On July 7, 2003 personally appeared the above named SHIRLEY A. STAUFFER 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.: 00057380

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 11-01-04

Official Seal

