

After Recording Return to:

RICHARD J. ANDRUS and AUDREY A. ANDRUS

555 Pinewood Dr.
San Rafael, Ca. 94903

State of Oregon, County of Klamath

Recorded 07/25/2003 3:27 p. mVol M03 Pg 52814

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements

Shall be sent to the following address:

RICHARD J. ANDRUS and AUDREY A. ANDRUS

Same as above

WARRANTY DEED

(INDIVIDUAL)

LEONARD L. ROSE and ABAGAIL L. ROSE, husband and wife, herein called Grantor; convey(s) to RICHARD J. ANDRUS and AUDREY A. ANDRUS, husband and wife, herein called Grantee all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 24, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, 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 \$123,000.00.
(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 22, 2003.

Leonard L. Rose
LEONARD L. ROSE
Abigail L. Rose
ABAGAIL L. ROSE

STATE OF OREGON, County of Klamath) ss.

On July 22, 2003 personally appeared the above named LEONARD L. ROSE and ABAGAIL L. ROSE and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00057309

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

Official Seal

