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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

WTC-61672 KR

Vol M03 Page 57747

ABRAHAM L. BOEHM & MICHAEL E. ROSS
P.O. BOX 89
MIDLAND OR 976304

Grantor's Name and Address
MICHAEL E. ROSS & LAURIE X ROSS

P.O. Box 114
Midland, OR 97634
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
MICHAEL E. ROSS & LAURIE X ROSS

P.O. Box 114
Midland, OR 97634

Until requested otherwise, send all tax statements to (Name, Address, Zip):

MICHAEL E. ROSS & LAURIE X ROSS

P.O. Box 114
Midland, OR 97634

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath
Recorded 08/11/2003 11:15 A.m.
Vol M03 Pg 57747-48
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

eputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ABRAHAM L. BOEHM & MICHAEL E. ROSS

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
MICHAEL ROSS & LAURIE X ROSS, as tenants by the entirety

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ gift. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ^o, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on August 4, 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

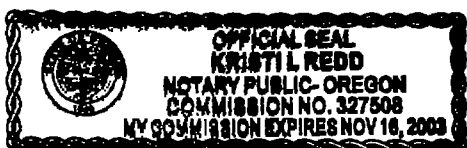
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

① Abraham L. Boehm
② Michael E. Ross

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 4, 2003
by ABRAHAM L. BOEHM & MICHAEL E. ROSS

This instrument was acknowledged before me on
by
as
of



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2003

EXHIBIT "A"
LEGAL DESCRIPTION

57748

A parcel of land situated in Lot 2 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at a point on the East line of said Lot 2 which is South 0° 02' 15" East a distance of 1320.0 feet from the Northeast corner thereof, said point also being the Southwest corner of the NE1/4 NE1/4 of said Section 28; thence continuing South 0° 02' 15" East, along the East line of said Lot 2, a distance of 499.5 feet, more or less, to the Northerly right-of-way line of the Lower Klamath Lake Road; thence North 69° 35' West, along said Northerly right-of-way line, a distance of 533.5 feet to the East line of that certain parcel of land conveyed to Oscar A. DeNault, et ux by Deed Volume 320, page 125, records of Klamath County, Oregon; thence North 0° 06' East, along said East line a distance of 314.5 feet to a point; thence South 89° 28' East line, a distance of 495.6 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the Easterly 20 feet thereof.

Account No.: 4009-02800-01200-000

Key No.: 94828