

03 AUG 18 PM 1:10

Aspen 57536

Vol M03 Page 60073

After Recording Return to:

Ron James Spears

19011 Hamaker Lane
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 08/18/2003 1:10 Pm
Vol M03 Pg 60073
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

WARRANTY DEED
(INDIVIDUAL)

KLAMATH RIVER ACRES OF OREGON LTD., herein called grantor, convey(s) to **RON JAMES SPEARS**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 22 in Block 24, 4th Addition to Klamath River Acres, in the County of Klamath, State of Oregon.

Also included, an undivided 1/3 interest in well and pump house located on the property legally described above.

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 \$30,000.00 and issuance of this Deed to the Grantee named above is in fulfillment of a Contract of Sale, dated December 2, 1987.
(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 29, 2003.

KLAMATH RIVER ACRES OF OREGON, LTD.

Ben Harris
BY: BEN HARRIS, GENERAL PARTNER

STATE OF CALIFORNIA, County of Los Angeles ss.

On 8-12-, 2003, personally appeared the above named **BEN HARRIS AS GENERAL PARTNER OF KLAMATH RIVER ACRES OF OREGON LTD.**

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00057536

Before me: MARGARET MAHER
Notary Public for California
My commission expires: DEC 13 2003

Official Seal

