

03 AUG 21 PM 3:20

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After Recording Return to:
STEVE COOK and TRACY COOK
7102 Ruth Ct
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 08/21/2003 3:20 p m
Vol M03 Pg 61425
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.

ASPEN 5778
WARRANTY DEED
(INDIVIDUAL)

DON D. ROMANO, herein called Grantors, convey(s) to STEVE COOK and TRACY COOK, husband and wife, herein call Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 25 in Block 1, Tract No. 1085, COUNTRY GREEN, 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 a Trust Deed, including the terms and provisions thereof dated June 29, 2000, recorded June 30, 2000, in Book M-00, Page 24140, Mortgage records of Klamath County, Oregon, which Trust Deed the Grantee herein does not agree to assume and pay, and Grantor hereby holds Grantee harmless therefrom. And Grantor further states that said Trust Deed shall be paid in full at the time of, or prior to, payment in full of the All-inclusive Note from Grantee herein in favor of Grantor herein secured by the All-inclusive Trust Deed being recorded immediately subsequent to the recording of this Deed.

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 \$47,000.00.
(here comply with the requirements of ORS 93.930)

SC
TC
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: August 20, 2003

Don D. Romano
DON D. ROMANO

STATE OF OREGON, County of Klamath) ss.

On August 20, 2003 personally appeared the above named Don D. Romano, who acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

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

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00057718

