

08 AUG 29 PM 3:47

NIT - 62205KR



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
SHARON A. LEONARD

1341 PARK AVENUE
LONG BEACH, CA 90804

Until a change is requested all
tax statements shall be sent to
The following address:

SHARON A. LEONARD
1341 PARK AVENUE
LONG BEACH, CA 90804

Escrow No. MT62205-KR

State of Oregon, County of Klamath
Recorded 08/29/2003 3:47P m
Vol M03 Pg 64442
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

JEFFERY EARL BOSS, Grantor(s) hereby grant, bargain, sell, warrant and convey to SHARON A. LEONARD, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 NW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 2 inch pipe marking the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 0 degrees 38' East along the section line a distance of 442.3 feet; thence East 660.0 feet to an iron pipe; thence South 0 degrees, 38' East parallel to the West section line a distance of 330.0 feet to the true point of beginning; thence West parallel to the North section line 330.0 feet; thence South 0 degrees 38' East 330.0 feet to a point on the South line of parcel described in Deed Volume 328, page 102, Deed Records of Klamath County, Oregon; thence East along said South line a distance of 330.0 feet to an iron pipe; thence North 0 degrees 38' West parallel to the West section line 330.0 feet to the point of beginning.

Account No.: 3507-027BO-00400-000 Key No.: 248805

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said 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 for this conveyance is \$129,500.00.

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 this 27th day of August 2003.

Jeffery Earl Boss
JEFFERY EARL BOSS

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on August 27th, 2003 by JEFFERY EARL BOSS.

Kristil Reed
(Notary Public for Oregon)

My commission expires 11/16/2003

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