

03 SEP 26 PM 2:50

After Recording Return to:  
PHILLIP MARDINI

3939 So. 6th St. #239  
Klamath Falls, OR 97603

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

Vol M03 Page 71808

State of Oregon, County of Klamath  
Recorded 09/26/03 2:50 p m  
Vol M03 Pg 71808  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

ATE 57801

**WARRANTY DEED**  
(INDIVIDUAL)

SUSAN KROUSE, herein called Grantor, convey(s) to PHILLIP MARDINI, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

**Lots 37 and 38, VILLA SAINT CLAIR, 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 \$130,000.00.  
(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.** *DT*

Dated September 25, 2003.

*Susan Krouse*  
SUSAN KROUSE

STATE OF OREGON, County of Klamath) ss.

On September 26, 2003, personally appeared the above named SUSAN KROUSE and acknowledged the foregoing instrument to be her 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.: 00057861

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

Official Seal

