

03 OCT 17 PM 2:25

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After Recording Return to:

Aaron Stevens

2021 Scenic Dr.

Modesto, Ca 95355

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

State of Oregon, County of Klamath

Recorded 10/17/03 2:25p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Att 58075
WARRANTY DEED
(INDIVIDUAL)

JAMES ALLEN MARRS, herein called grantor, convey(s) to Aaron Stevens all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 45, Block 14, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1
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 \$NONE— to convey title only.
(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 October 16, 2003.

James Allen Marrs
JAMES ALLEN MARRS

STATE OF OREGON, County of Klamath) ss.

On October 17, 2003 personally appeared the above named James Allen Marrs and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:


TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00058075

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires: 11-01-04

Official Seal

