

04 MAR 8 PM 3:22

After Recording Return to:

JUSTIN M. KRAAN

4817 Glenwood Dr
Klamath Falls, OR 97603

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

Same as above

A 56638

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State of Oregon, County of Klamath
Recorded 03/08/2004 3:22 p m
Vol M04 Pg 13363
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

JACQUELINE HOLMES, herein called Grantor, convey(s) to JUSTIN M. KRAAN, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 19, Block 7, Tract No. 1035, GATEWOOD, 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 \$124,900.00.
(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. JK

Dated: March 5, 2004

Jacqueline Holmes
JACQUELINE HOLMES

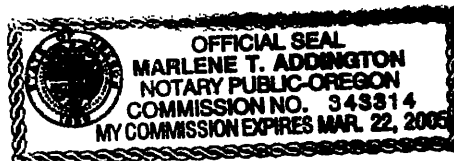
STATE OF OREGON, County of Klamath) ss.

On March 5, 2004, personally appeared the above named JACQUELINE HOLMES and acknowledged the foregoing instrument to be her 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.: 00058638



21.004