

04 MAR 26 PM 2:51

After Recording Return to:

ANTHONY ROSE

2937 Homedale Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

ANTHONY ROSE

Same as above

A 58741115

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State of Oregon, County of Klamath
Recorded 03/26/2004 2:51 P m
Vol M04 Pg 17013
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

LARRY GARCIA, herein called Grantor, convey(s) to ANTHONY ROSE herein call Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 507, Block 102, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$to convey title only (here comply with the requirements of ORS 93.930)

AR 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 LAWSUTTS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated March 22, 2004.

Larry Garcia
Larry Garcia

STATE OF OREGON, County of Klamath) ss.

On March 23, 2004 personally appeared the above named Larry Garcia and acknowledged the foregoing instrument to be his 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.: 00058741

Before me: m. a. Silveria
Notary Public for Oregon
My commission expires: 11/01/04

Official Seal

