

04 OCT 20 PM 2:42

Vol M04 Page 71389

After Recording Return to:
ABRAHAM VAN ROOD
434 Pelican St
Klamath Falls, Or. 97601
Until a change is requested all tax statements
Shall be sent to the following address:
ABRAHAM VAN ROOD
Same

State of Oregon, County of Klamath
Recorded 10/20/04 2:42 P m
Vol M04 Pg 71389
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

Aspen: 59775MS
WARRANTY DEED
(INDIVIDUAL)

JEFFERY BOSS, herein called grantor, convey(s) to **ABRAHAM VAN ROOD**, herein called Grantee, that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 3, Block 2, CHIA PARK, 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 **\$148,500.00**.
(here comply with the requirements of ORS 93.930)

[Handwritten mark]
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 15, 2004**.

[Signature of Jeffery Boss]

JEFFERY BOSS

STATE OF OREGON, County of **KLAMATH**) ss.

On October 15, 2004 personally appeared the above named **JEFFERY BOSS** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059775

Before me: *[Signature of M. A. Silveria]*
Notary Public for Oregon
My commission expires: 11/01/04

Official Seal

