

After Recording Return to:

JEFFERY E. BOSS

P.O. B 446MIDLAND, OREGON 96734

Until a change is requested all tax statements

Shall be sent to the following address:

JEFFERY E. BOSS

Same as above

State of Oregon, County of Klamath

Recorded 10/20/04 2:42 p mVol M04 Pg 71410

Linda Smith, County Clerk

Fee \$ 21<sup>00</sup> # of Pgs 1

*Aspen: 60169MS*  
**WARRANTY DEED**  
 (INDIVIDUAL)

LARRY D. SPROUT and ROXANNE W. SPROUT, herein called Grantor, convey(s) to JEFFERY E. BOSS, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 7, 8, 9 and 10, Block 37, FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. ALSO that portion of vacated Main Street as described in Order to vacate recorded in Book M-81 at Page 2111, Microfilm Records of Klamath County, Oregon, and being 10 feet adjacent to the Southern line of the above described parcel.

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 \$119,900.00.  
 (here comply with the requirements of ORS 93.930)

*[Signature]*  
 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 14, 2004.

*Larry D. Sprout*  
 LARRY D. SPROUT

*Roxanne W. Sprout*  
 ROXANNE W. SPROUT

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

On October 14, 2004 personally appeared the above named LARRY D. SPROUT and ROXANNE W. SPROUT and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00060169

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

Official Seal

