

02 OCT 30 PM 2:38

ASPEN 55813

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After Recording Return to:
ANTHONY EDWARDS
CHARMAINE EDWARDS
11919 Highway 140 E.
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
ANTHONY EDWARDS
CHARMAINE EDWARDS
11919 Highway 140 E.
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 10/30/2002 2:38 p. m.
Vol M02, Pg 62350
Linda Smith, County Clerk
Fee \$ 21.60 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

GARY LEE GRIMES, herein called grantor, convey(s) to ANTHONY EDWARDS and CHARMAINE EDWARDS, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

The W 1/2 of the W 1/2 of NE 1/4 of the NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land described as follows:

Beginning at the iron pin which marks the Northwest corner of the SE 1/4 NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, and running thence South parallel to the North-South quarter line and along the 40 line a distance of 882.2 feet to an iron pin which lies on the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence South 57° 35' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway, a distance of 392 feet to an iron pin; thence North parallel to the North-South quarter line a distance of 1090.5 feet to an iron pin; thence North 89° 40' West parallel to the North section line a distance of 331 feet, more or less, to the point of beginning, in the SE 1/4 of the NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, 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 \$158,500.00.
(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.

Dated: 10-28-02

Gary Lee Grimes

GARY LEE GRIMES

STATE OF OREGON, County of Klamath) ss.

On 10/28/02 personally appeared the above named GARY LEE GRIMES and acknowledged the foregoing instrument to be his voluntary act and deed.

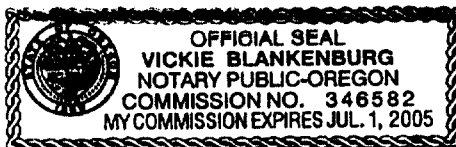
This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00055813

Before me: Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

Official Seal



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