

Aspen 5-7-05

State of Oregon, County of Klamath

Recorded 07/02/2003 3:23 p m.

Vol M03 Pg 45964

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the following address:

GARY R. SWANSON

2616 Altamont Drive

Klamath Falls, Or. 97603

WARRANTY DEED

(INDIVIDUAL)

ANESTI N. AUDEH and NADIA I AUDEH, husband and wife, herein called grantor, convey(s) to **GARY R. SWANSON** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lots 3 and 4 in Block 50, of the Supplemental Plat of BUENA VISTA TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County 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 ~~\$115,000.00~~ 105,000.00
(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 June 30, 2003.

Anesthi N. Audéh
ANESTHI N. AUDEH
Nadia I. Audéh
NADIA I AUDEH

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

On ~~June~~ July (Wed) N.P. 2, 2003 personally appeared the above named ANESTI N. AUDEH and NADIA I AUDEH and acknowledged the foregoing instrument to be **their** 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.: 00057105**

Before me: Wardene Addington
Notary Public for Oregon
My commission expires: 3-22-2005

Official Seal

