

03 AUG 1 PM 3:11

MTc- 62148KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ALFRED L. EDGAR ASPEN BUILDERS
3370 Lake Forest Rd
Chiloquin, OR 97624

Until a change is requested all
tax statements shall be sent to
The following address:

ALFRED L. EDGAR ASPEN BUILDERS
3370 Lake Forest Rd.
Chiloquin, OR 97624

Escrow No. MT62148-MS

Vol M03 Page 55060

State of Oregon, County of Klamath
Recorded 08/1/2003 3:11 p.m.
Vol M03 Pg 55060
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

ROBERT LEE ANDERSON, JR. and MARCY ANN ANDERSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to ALFRED L. EDGAR and JUDY A. EDGAR ^{state continued} and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 1 of Land Partition 1998-44, in Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Said Land Partition being a portion of Lots 9 thru 11 in Block 2 of HOMELAND TRACTS situated in the NW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Account No.: 3909-001CB-03502-000 Key No.: 886111

****dba ASPEN BUILDERS, an Oregon assumed business name**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$23,500.00.

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 this 31st day of July, 2003

Robert Lee Anderson Jr
ROBERT LEE ANDERSON, JR.

Marcy Ann Anderson
MARCY ANN ANDERSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 31, 2003 by ROBERT LEE ANDERSON, JR. and MARCY ANDERSON.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



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