

08 SEP 2 11:51

ASPEN 57788

After Recording Return to:  
SHANNON A. ANDERSON and NEAL L. ANDERSON  
411 N 3rd Street  
Klamath Falls, OR 97601  
Until a change is requested all tax statements  
Shall be sent to the following address:  
SHANNON A. ANDERSON and NEAL L. ANDERSON  
411 N 3rd Street  
Klamath Falls, OR 97601

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State of Oregon, County of Klamath  
Recorded 09/02/2003 11:51 a. m  
Vol M03 Pg 64661  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 3

**WARRANTY DEED**  
(INDIVIDUAL)

RAMONA LOWE, herein called Grantor, convey(s) to SHANNON A. ANDERSON and NEAL L. ANDERSON, WIFE AND HUSBAND, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

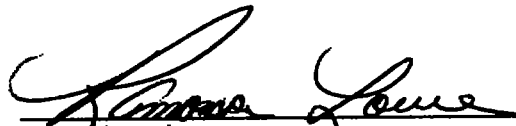
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$75,500.00.  
(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 August 22, 2003.

  
\_\_\_\_\_  
RAMONA LOWE

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

On \_\_\_\_\_, 2003 personally appeared the above named RAMONA LOWE and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00057788

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

*Official Seal*

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

64662

State of California )  
 ) ss.  
 County of Shasta )

On Aug. 25, 2003, before me, Deborah M. Driver,  
 personally appeared Ramona Lowe

☒ personally known to me  
☐ proved to me on the basis of  
 satisfactory evidence  
 to be the person(s) whose name(s) is/are  
 subscribed to the within instrument and  
 acknowledged to me that he/she/they  
 executed the same in his/her/their  
 authorized capacity(ies), and that by  
 his/her/their signature(s) on the  
 instrument the person(s), or the entity  
 upon behalf of which the person(s) acted  
 executed the instrument.



WITNESS my hand and official seal.

Deborah M. Driver  
 Signature of Notary Public

## OPTIONAL

### Description of Attached Document

Title or Type of Document: Warranty Deed  
 Document Date: August 22, 2003 Number of Pages: 2

Signer(s) Other Than Named Above: 0

### Capacity(ies) Claimed by Signer

Signer's Name: Ramona Lowe

☒ Individual

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Right Thumbprint  
 of Signer

**Exhibit A**

**A portion of Block 8, EWAUNA HEIGHTS ADDITION and a portion of Lot 6, Block 48, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point in the Northeasterly line of Third Street 55 feet in a Northwesterly direction from the intersection of the Northeasterly line of Third Street and the Northwesterly line of Washington Street, said intersection being the most Southerly corner of Block 8, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS; and running thence Northeasterly parallel with Washington Street 52.8 feet to the line between Lots 6 and 7 in Block 48 FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the line between said Lots 6 and 7, 55 feet to the Southeasterly line of the alley running through said Block 48, First Addition; thence Southwesterly along the alley line 52.8 feet to the most Westerly corner of said Lot 6 and the Northeasterly line of Third Street; thence Southwesterly 55 feet to the place of beginning.**