

03 OCT 1 PM 3:20

Vol M03 Page 73517

After Recording Return to:
EDWARD T. ANDERSON JR.

P.O. Box 1104
Klamath Falls, Or 97601

Until a change is requested all tax statements

Shall be sent to the following address:

EDWARD T. ANDERSON JR.

Same as above

State of Oregon, County of Klamath
Recorded 10/01/03 3:20 p m
Vol M03 Pg 73517
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

ATE 57740

WARRANTY DEED
(INDIVIDUAL)

LEO JOHN AVENDER, herein called Grantor, convey(s) to EDWARD T. ANDERSON JR. herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 60, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the 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 \$5,000.00.
(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 September 30, 2003.

Leo John Avender
LEO JOHN AVENDER

STATE OF OREGON, County of Klamath) ss.

On 10/03, 2003 personally appeared the above named LEO JOHN AVENDER 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.: 00057740

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

Official Seal

