

03 DEC 9 PM 2:45

Vol M03 Page 89947

After Recording Return to:

CODY MICHAELIS and TERESA MICHAELIS

5020 Sturdivant Ave  
Klamath Falls, Or. 97603

Until a change is requested all tax statements  
Shall be sent to the address shown above.

Aspen 08241

State of Oregon, County of Klamath  
Recorded 12/09/03 2:46 p m  
Vol M03 Pg 89947  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

**WARRANTY DEED**  
(INDIVIDUAL)

IRENE M. UNRUH, herein called Grantor, convey(s) to CODY MICHAELIS and TERESA MICHAELIS, each as to an undivided one-half interest, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 31, LAMRON HOMES, 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 \$95,000.00.  
(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 November 14, 2003.

IRENE M. UNRUH

Dorothy M. Spivey P.O.A  
By: DOROTHY SPIVEY, her attorney in fact

STATE OF OREGON, County of Baker ss.

On Dec 5, 2003, personally appeared the above named DOROTHY SPIVEY as Attorney in Fact for IRENE M. UNRUH and acknowledged the foregoing instrument to be her voluntary act and deed and that of said principal.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058241

Before me: Jenny Avery  
Notary Public for Oregon  
My commission expires: 6/17/07

Official Seal

