

04 JAN 2 PM 1:47

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After Recording Return to:

WALTER B. BREWER JR.

51710 Quail Ridge Dr
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

WALTER B. BREWER JR.

Same as above

Aspen 58327

State of Oregon, County of Klamath
Recorded 01/02/2004 1:47 PM
Vol M04 Pg 00111
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

RICHARD GOODWIN AND LAVON GOODWIN AS TRUSTEES OF THE GOODWIN TRUST UAD APRIL 13 1988, herein called Grantor, convey(s) to WALTER B. BREWER JR. herein call Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 3, Tract No. 1263, QUAIL RIDGE SUBDIVISION, 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 **\$385,000.00.**
(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 December 17, 2003.

THE GOODWIN TRUST UAD APRIL 13 1988

Richard Goodwin Trustee
RICHARD GOODWIN TRUSTEE

Lavon Goodwin Trustee
LAVON GOODWIN, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On December 30, 2003 personally appeared the above named Richard Goodwin and Lavon Goodwin Trustees of the Goodwin Trust UAD April 13, 1988 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.: 00058327

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires:

Official Seal

