

04 JAN 13 PM 1:22

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After Recording Return to:
JERRY L. PAYNE
2431 5th Street
Malin, OR 97632
Until a change is requested all tax statements
Shall be sent to the following address:

JERRY L. PAYNE
2431 5th Street
Malin, OR 97632

Aspen 57488

State of Oregon, County of Klamath
Recorded 01/13/2004 1:22 p m
Vol M04 Pg 01927
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

AGNES R. SMALLEY, herein called grantor, convey(s) to JERRY L. PAYNE, AN ESTATE IN FEE SIMPLE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 23 and 24, Block B, RAILROAD ADDITION TO THE CITY OF MALIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING the South 30 feet which has been deeded to the City of Malin for road purposes.

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 \$60,000.00.
(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 1-12-04

Agnes A Smalley by
Mary Ann Young her Attorney in fact
AGNES A. SMALLEY BY MARY ANN YOUNG
AS HER ATTORNEY IN FACT

STATE OF OREGON, County of Klamath) ss.

On Jan. 12, 04 personally appeared the above named AGNES A. SMALLEY BY MARY ANN YOUNG AS HER ATTORNEY IN FACT and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00057488

Before me: *Adrien Fleek*
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal

