

04 JAN 15 PM 3:11

After Recording Return to:
NANCY L. JAMES
1976 Auburn Street ✓
Klamath Falls, OR 976011

Until a change is requested all tax statements
Shall be sent to the following address:
NANCY L. JAMES
1976 Auburn Street
Klamath Falls, OR 976011

Aspen 58164

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State of Oregon, County of Klamath
Recorded 01/15/2004 3:11 P m
Vol M04 Pg 2742
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

✓ **TY C. HARRINGTON**, herein called grantor, convey(s) to **NANCY L. JAMES, AN ESTATE IN FEE SIMPLE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

✓ **A parcel of land 50 feet by 100 feet; central third of Lots 1 and 2 of Block 41, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, 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 50 feet Westerly from the Northeast corner of Lot 1, Block 41, HOT SPRINGS ADDITION; thence Southerly at right angles to Auburn Street 100 feet; thence Westerly parallel to Auburn Street 50 feet; thence Northerly and at right angles to Auburn Street 100 feet; thence 50 feet Easterly along the South side of Auburn Street to the point of beginning.

SAVING AND EXCEPTING THEREFROM the Westerly 3/10 feet of the Westerly 50 feet of the Easterly 100 feet of Lots 1 and 2 of Block 41, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County 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 **\$69,000.00.** ✓
(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 12-29-03

Ty C. Harrington
TY C. HARRINGTON

STATE OF OREGON, County of Klamath) ss.

On Dec 29, 03 personally appeared the above named **TY C. HARRINGTON** 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.: 00058164

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

Official Seal

