

04 JAN 20 AM 9:36

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After Recording Return to:

SUSAN E. ANDERSEN

529 N. 8th

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SUSAN E. ANDERSEN

Same as above

State of Oregon, County of Klamath

Recorded 01/20/2004 9:36a m

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Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

FILE 14244
WARRANTY DEED
(INDIVIDUAL)

DAN R. TURNER, herein called grantor, convey(s) to SUSAN E. ANDERSEN, AN ESTATE IN FEE SIMPLE, hereinafter called grantee all that real property situated in the County of KLAMATH, State of Oregon, described as:

That portion of Lot 5, Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly line of Eighth Street, 36 feet 8 inches Northwesterly from the intersection of the Northeasterly line of Eighth Street with the Northerly line of the alley through Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Northeasterly line of Eighth Street 36 feet 8 inches; thence Northeasterly at right angles to Eighth Street 65 feet, more or less, to the line between Lots 5 and 6 in said Block 55; thence Southeasterly along the line between Lots 5 and 6 in said Block 55 a distance of 36 feet 8 inches; thence Southwesterly 65 feet, more or less to the point of beginning.

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 \$63,000.00.

(here comply with the requirements of ORS 93.930) This deed direct to the Grantee by the Grantor is being done at the direction of the Exchange company as part of a §1031 Tax Deferred Exchange by the Grantee.)

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 January 16, 2004

Dan R. Turner
DAN R. TURNER

STATE OF OREGON, County of Klamath) ss.

On January 16, 2004 personally appeared the above named DAN R. TURNER and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Vickie Blankenburg
Notary Public for Oregon

My commission expires: 7/01/05

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00058244