

04 FEB 6 AM 10:43

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After Recording Return to:  
ANESTI AUDEH and NADIA AUDEH  
5426 Lockford Drive  
Klamath Falls, Or. 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
ANESTI AUDEH and NADIA AUDEH  
5426 Lockford Drive  
Klamath Falls, Or. 97603

ATE 558915

State of Oregon, County of Klamath  
Recorded 02/06/2004 10:43 a m  
Vol M04 Pg 7264  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
(INDIVIDUAL)

ALLAN M. RUDDOCK, herein called grantor, convey(s) to ANESTI AUDEH and NADIA AUDEH, husband and wife all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Easterly 60 feet of the Westerly 110 feet of Lot 1, Block 2, FIRST ADDITION TO ALTAMONT ACRES, 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 \$22,000.00.  
(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.

4/4  
N.A

Dated February 3, 2004.

Allan M Ruddock  
ALLAN M. RUDDOCK

STATE OF OREGON, County of Klamath) ss.

On February 03, 2004 personally appeared the above named ALLAN M. RUDDOCK and acknowledged the foregoing instrument to be his voluntary act and deed.

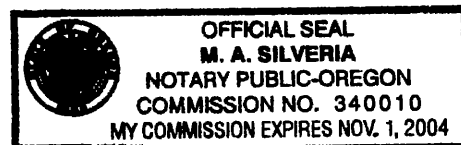
This document is filed at the request of:

  
Aspen  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058595

Before me: M. A. Silveria  
Notary Public for Oregon  
My commission expires: 11-01-04

Official Seal



21 A