

04 FEB 11 PM 2:02

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After Recording Return to:

DENNIS EYRE LEWIS

1755 Oregon Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements
Shall be sent to the address shown above.

ATE 58406

State of Oregon, County of Klamath

Recorded 02/11/2004 2:02 p m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED
(INDIVIDUAL)

CHRISTOPHER D. DUFFIN, herein called Grantor, convey(s) to DENNIS EYRE LEWIS, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$52,000.00. ✓
(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 40.930.

Dated February 3, 2004.


CHRISTOPHER D. DUFFIN

STATE OF OREGON, County of Clackamas ss.

On February 5, 2004, personally appeared the above named CHRISTOPHER D. DUFFIN 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.: 00058486

Before me: 

Notary Public for Oregon

My commission expires: June 30 2006

Official Seal



Exhibit A

A portion of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon; thence Northwesterly and parallel along Oregon Avenue a distance of 57 feet; thence Northerly and parallel to the Westerly line of said Lot 14 a distance of 68 feet; thence Southeasterly and parallel to Oregon Avenue to a point intersecting the Easterly line of said Lot 14 at Addison Street; thence Southwesterly along Addison Street a distance of 68 feet to the point of beginning.