

04 FEB 27 PM 1:52

Vol M04 Page 11455

After Recording Return to:

JOHN T. HEIM

NICOLE J. HEIM

P.O. Box 63

Merrill, OR 97633

State of Oregon, County of Klamath

Recorded 02/27/2004 1:52 p m

Vol M04 Pg 11455

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements  
Shall be sent to the following address:

Same as Above

A-586141111

### WARRANTY DEED

(INDIVIDUAL)

COLLEEN L. LYON and RALPH D. LYON and JUDITH L. LYON, herein called grantor, convey(s) to JOHN T. HEIM and NICOLE J. HEIM, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 36 and the South 5 feet of Lot 37, LOST RIVER COURT ADDITION TO MERRILL, OREGON,  
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 **\$70,000.00.**  
(here comply with the requirements of ORS 93.930)

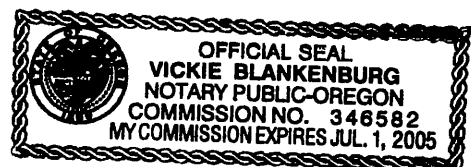
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: February 25, 2004

Colleen L. Lyon  
COLLEEN L. LYON

Judith L. Lyon  
JUDITH L. LYON

Ralph D. Lyon  
RALPH D. LYON



STATE OF OREGON, County of Klamath) ss.

On February 25 + 26, 2004 respectively personally appeared the above named COLLEEN L. LYON and RALPH D. LYON and JUDITH L. LYON and acknowledged the foregoing instrument to be their 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.: 00058617

Before me: Vickie Blankenburg  
Notary Public for Oregon  
My commission expires: 7/01/05

Official Seal