

04 MAR 8 PM 3:21

Vol M04 Page 13347

After Recording Return to:
MATTHEW A. ANDERSON

1611 Kane St.
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

MATTHEW A. ANDERSON

Same As Above

A 585916AF

State of Oregon, County of Klamath
Recorded 03/08/2004 3:21 p m
Vol M04 Pg 13347
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

BOB OWENS, herein called grantor, convey(s) to MATTHEW A. ANDERSON, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

The South 69.2 feet of the West 131 feet of Lot 40, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the West 5 feet for County Road as set out in instrument recorded in Book 349 at Page 474, Deed Records 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 \$92,000.00.
(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 3-4-04

Bob Owens
BOB OWENS

STATE OF OREGON, County of Klamath) ss.

On March 4, 04 personally appeared the above named BOB OWENS and acknowledged the foregoing instrument to be his voluntary act and deed.

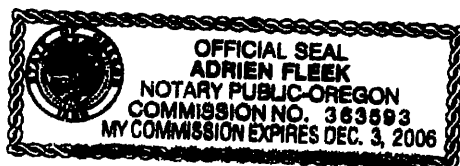
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00058596

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

Official Seal



214