

After Recording Return to:

KENNETH PEDERSEN

1901 S. 6th Street
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

KENNETH PEDERSEN

Same as Above

A 50156ma

State of Oregon, County of Klamath
Recorded 03/19/2004 2:21 P m
Vol M04 Pg 15793
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1**WARRANTY DEED**
(INDIVIDUAL)

WILLIAM G. NEUBERT, AS TO AN UNDIVIDED ONE HALF INTEREST and ELIZABETH A. NEUBERT, AS TO AN UNDIVIDED ONE HALF INTEREST, herein called grantor, convey(s) to KENNETH PEDERSEN, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 1 thru 10, Block 1, INDUSTRIAL 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.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and thought its State Highway Commission by deed recorded July 6, 1955 in Volume 275, page 487 and deed record March 21, 1942 in Volume 146, page 258, all 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 **\$130,000.00.**
(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.

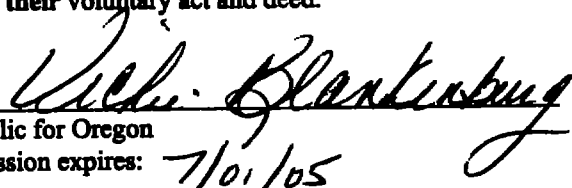
Dated

March 18, 2004
WILLIAM G. NEUBERT
ELIZABETH A. NEUBERT

STATE OF OREGON, County of Klamath) ss.

On March 18, 2004 personally appeared the above named WILLIAM G. NEUBERT and ELIZABETH A. NEUBERT 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.: 00058756Before me: 
Notary Public for Oregon
My commission expires: 7/01/05

Official Seal



21.00 A