

04 MAR 24 PM 2:42

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After Recording Return to:  
ROBERT D. DAMUTH and JUANITA M. DAMUTH

1320 SHADOW LN

KLAMATH FALLS, OR 97601

Vol M04 Page 16524

State of Oregon, County of Klamath  
Recorded 03/24/2004 2:42 p m  
Vol M04 Pg 16524-16525  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

### WARRANTY DEED (INDIVIDUAL)

GARRETT D. DONE and SHANNA L. DONE, husband and wife, herein called grantor, convey(s) to ROBERT D. DAMUTH and JUANITA M. DAMUTH, husband and wife, 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 \$116,100.00.  
(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 22, 2004

Garrett D. Done  
GARRETT D. DONE

Shanna L. Done  
SHANNA L. DONE

STATE OF OREGON, County of Klamath) ss.

On March 22, 2004 personally appeared the above named GARRET D. DONE AND SHANNA L. DONE 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.: 00058783

Before me: Marlene T. Addington  
Notary Public for Oregon  
My commission expires: March 22, 2005

Official Seal



26.00  
A

## Exhibit A

All that portion of Lot 15, Block "C", HOMECREST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, and Lot 1 and the Westerly 20 feet of Lot 2, Block 3, BRYANT TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, lying Northeasterly of Klamath Falls-Malin Highway, (State Highway No. 50), and more particularly described as follows:

Beginning at a point on the South line of Shasta Way which is East a distance of 20.0 feet from the Northeast corner of Lot 1, Block 3, BRYANT TRACTS; thence South  $0^{\circ} 09' 30''$  East, parallel with the East line of said Lot 1, a distance of 158.5 feet, more or less, to a point on a line parallel to and 100 feet distant Northeasterly at right angles from the center line of the relocated Klamath Falls-Malin Highway (State Highway No. 50); thence North  $40^{\circ} 00'$  West a distance of 206.56 feet, more or less, to a point on the South line of Shasta Way, said point also being the point of intersection of the North line of Lot 15, Block "C" HOMECREST and the Northeasterly right of way line of said highway; thence East, along the South line of Shasta Way a distance of 131.85 feet, more or less, to the point of beginning.