

'03 DEC 2 PM2:26

'04 MAR 31 AM11:30

After Recording Return to:

SUSAN E. ANDERSEN

525 N 3<sup>rd</sup> St

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SUSAN E. ANDERSEN

Same as Above

Aspen 58269<sup>AF</sup>

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State of Oregon, County of Klamath

Recorded 12/02/03 2:26 p. m

Vol M03 Pg 88359

Linda Smith, County Clerk

Fee \$ 21<sup>00</sup> # of Pgs 1

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State of Oregon, County of Klamath

Recorded 03/31/2004 11:30 a. m

Vol M04 Pg 18147-48

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

**WARRANTY DEED**  
(INDIVIDUAL)

MICHAEL T. TUCHSEN, herein called grantor, convey(s) to SUSAN E. ANDERSEN, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 42 and Lot 43, Block 78, 8th ADDITION to NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".**

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 \$13,500.00.  
(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 Dec 2 2003

Michael T. Tuchen  
MICHAEL T. TUCHSEN

STATE OF Oregon, County of Klamath ss.

On 12-2-03 personally appeared the above named MICHAEL T. TUCHSEN 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.: 00058269

Before me:

Notary Public for Oregon

My commission expires: 12-3-06

Official Seal



*Exhibit A*

**Lot 42 and Lot 43, Block 78, 8th ADDITION to NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**AND ALSO beginning at the Southeast corner of Lot 42 Southerly along an extension of Easterly lot line to a point, which point is the extension of said lot line and the North Bank of the Sprague River; thence along the North Bank of the Sprague River Westerly to a point, which point is the North Bank of the river and an Southerly extension of the West lot line of Lot 42; thence along the Southerly extension of the West lot line to the Southwest corner of Lot 42; thence along the South lot line Easterly to the Southeast corner the point of beginning.**

**AND ALSO beginning at the Southeast corner of Lot 43 Southerly along an extension of the Easterly lot line to a point, which point is the extension of said lot line and the North Bank of Sprague River; thence along the North Bank of the Sprague River Westerly to a point, where a line extended from the Southwesterly corner of Lot 43 at a bearing of North 00° 38' 00" East would intersect; thence North 00° 38' 00" East along said extension to the Southwest corner of Lot 43; thence along the South lot line Easterly to the point of beginning.**