

04 APR 1 4:10:42

After Recording Return to:

FRED E. CROCKETT

JUDY A. CROCKETT

3703 La Mandelway
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

FRED E. CROCKETT

JUDY A. CROCKETT

Same as Above

A 58737 Af

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State of Oregon, County of Klamath

Recorded 04/01/2004 10:42 a m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

KARL L. GEANEY and DEBRA J. GEANEY, herein called grantor, convey(s) to FRED E. CROCKETT and JUDY A. CROCKETT, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 4, Block 15, Tract No. 1108, SEVENTH ADDITION TO SUNSET VILLAGE, 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 \$155,000.00.
(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 4-1-04

Karl L. Geaney
KARL L. GEANEY

Debra J. Geaney
DEBRA J. GEANEY

STATE OF OREGON, County of Klamath) ss.

On April 1, 04 personally appeared the above named KARL L. GEANEY and DEBRA J. GEANEY 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.: 00058727

Before me: Adrien Fleek
Notary Public for Oregon

My commission expires: 12-3-06

Official Seal



31.00