

04 APR 21 AM 11:29

After Recording Return to:
GERALD A. ROBERTS
ADA JUNE ROBERTS

3320 Sunshine Place
Klamath Falls, OR 97603

Until a change is requested all tax statements
Shall be sent to the following address:
GERALD A. ROBERTS
ADA JUNE ROBERTS
Same as Above

State of Oregon, County of Klamath
Recorded 04/21/2004 11:29 a m
Vol M04 Pg 23797
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Aspen 58994AF
WARRANTY DEED
(INDIVIDUAL)

RICHARD J. NELLIPOWITZ and CYNTHIA K. NELLIPOWITZ, herein called grantor, convey(s) to **GERALD A. ROBERTS and ADA JUNE ROBERTS, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

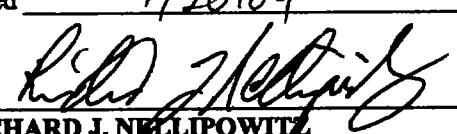
Lot 6, Block 6, Tract No. 1063, THIRD ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 **\$140,000.00.**
(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 4/20/04

RICHARD J. NELLIPOWITZ

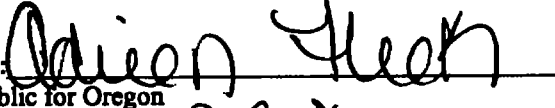

CYNTHIA K. NELLIPOWITZ

STATE OF OREGON, County of Klamath) ss.

On April 20, 04 personally appeared the above named **RICHARD J. NELLIPOWITZ and CYNTHIA K. NELLIPOWITZ** and acknowledged the foregoing instrument to be their/his/her 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.: 00058994

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

Official Seal



21.00