

04 APR 23 PM 2:39

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After Recording Return to:

STEVEN L. AKERS

1704 Sargeant Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

STEVEN L. AKERS

Same As Above

State of Oregon, County of Klamath
Recorded 04/23/2004 2:39 p m
Vol M04 Pg 24539
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Aspen 58894AF
WARRANTY DEED
(INDIVIDUAL)

DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE, herein called grantor, convey(s) to STEVEN L. AKERS, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 11 and 12, Block 35, SECOND 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.

ALSO the vacated N 1/2 of adjacent Carlyle Avenue as shown in Ordinance No. 02-22, recorded January 8, 2003 in Book M03 at Page 1539.

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 \$137,500.00.
(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 4-21-04.

Daniel J. Morehouse by Valerie B. Morehouse Valerie B. Morehouse
DANIEL J. MOREHOUSE VALERIE B. MOREHOUSE
as his atty in fact

STATE OF OREGON, County of Klamath) ss.

On April 21, 04 personally appeared the above named DANIEL J. MOREHOUSE BY VALERIE B. MOREHOUSE HIS ATTORNEY IN FACT AND VALERIE B. MOREHOUSE 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.: 00058894

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

Official Seal



21.00