

04 MAY 6 AM 11:02

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After Recording Return to:  
MORGAN LARRY STEINER  
ELLEN P. STEINER

5235 Primmse Ln  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
Shall be sent to the following address:  
MORGAN LARRY STEINER  
ELLEN P. STEINER  
SAME AS ABOVE

State of Oregon, County of Klamath  
Recorded 05/06/2004 11:02 a m  
Vol M04 Pg 27726  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

Aspen 58980Hf  
**WARRANTY DEED**  
(INDIVIDUAL)

CHARLES N. FULLER AND ALICE B. FULLER, herein called grantor, convey(s) to MORGAN LARRY STEINER and ELLEN P. STEINER, HUSBAND AND WIFE WITH FULL RIGHTS OF SURVIVORSHIP, all that real property situated in the County of KLAMATH, State of Oregon, described as:

**Lots 21A and 22B, Block 3, RAILROAD 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.**

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

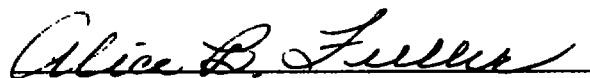
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$60,000.00.**  
(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.**

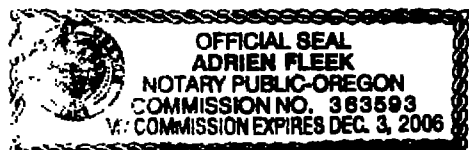
Dated: 5-6-04


  
CHARLES N. FULLER

  
ALICE B. FULLER

STATE OF OREGON, County of Klamath) ss.

On May 6, 04 personally appeared the above named CHARLES N. FULLER AND ALICE B. FULLER, and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.



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

This Document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058980