

04 MAY 17 AM 10:55

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After Recording Return to:
HARVEY L. NIX and JANINE S. NIX
1140 Wild Plum Drive
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 05/17/2004 10:55a m
Vol M04 Pg 30385
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the address shown above.

Aspen 59177 MA
WARRANTY DEED
(INDIVIDUAL)

HOWARD ALDEN PHEARSON and JUDITH ANN PHEARSON, husband and wife, herein called Grantors, convey(s) to HARVEY L. NIX and JANINE S. NIX, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 30, Block 6, Tract No. 1140, LYNNEWOOD FIRST 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 **\$300,000.00.** ✓
(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. *H.N. CN*

Dated May 14, 2004.

Howard Alden Phearson

HOWARD ALDEN PHEARSON
Judith Ann Phearson

JUDITH ANN PHEARSON

STATE OF OREGON, County of Klamath) ss.

On May 17, 2004, personally appeared the above named HOWARD ALDEN PHEARSON and JUDITH ANN PHEARSON 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.: 00059177

Before me: *Barlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal

