

04 MAY 28 PM 2:29

After Recording Return to:

STEPHEN A. ANNEAR and ARIANA L. ANNEAR

6803 Shasta Way
Klamath Falls, Or 97603

Until a change is requested all tax statements

Shall be sent to the following address:

STEPHEN A. ANNEAR and ARIANA L. ANNEAR

Same as above

State of Oregon, County of Klamath

Recorded 05/28/2004 2:29 p m

Vol M04 Pg 34536

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

Aspen 59224MS
WARRANTY DEED
(INDIVIDUAL)

DOUG J. MOOTZ and HEATHER R. MOOTZ, herein called grantor, convey(s) to STEPHEN A. ANNEAR and ARIANA L. ANNEAR, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE ANNEAR LOVING TRUST DATED NOVEMBER 3, 1992 AND ANY AMENDMENTS THERETO, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 584 of RUNNING Y RESORT, PHASE 5 PLAT, 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 **\$54,950.00.**
(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 May 25, 2004.

[Signature]
DOUG J. MOOTZ

[Signature]
HEATHER R. MOOTZ

STATE OF TEXAS, County of Denton ss.

On May 27th, 2004 personally appeared the above named DOUG J. MOOTZ and HEATHER R. MOOTZ 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.: 00059224

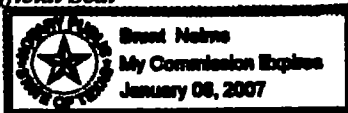
Before me:

Notary Public for Texas

My commission expires:

[Signature]
1/6/07

Official Seal



21.09