

04 JUN 11 AM 10:51

Vol M04 Page 37445

State of Oregon, County of Klamath
Recorded 06/11/2004 10:51 a. m
Vol M04 Pg 37445
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

DONALD LEVASHEFF AND DORINDA LEVASHEFF FAMILY TRUST

4506 La Tierra Ln
Carpinteria CA 93013

Until a change is requested all tax statements

Shall be sent to the following address:

DONALD LEVASHEFF AND DORINDA LEVASHEFF FAMILY TRUST

Same as Above

Aspen 590388F
WARRANTY DEED
(INDIVIDUAL)

ANDREW J. NELMES, herein called grantor, convey(s) to DONALD LEVASHEFF AND DORINDA LEVASHEFF FAMILY TRUST, all that real property situated in the County of KLAMATH, State of Oregon, described as:

That portion of Lot 15 lying East of the Southern Pacific Railroad right of way in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPT that portion in Pine Ridge Road and Sprague River Highway.

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 \$25,500.00.
(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 6-10-04 Andrew J. Nelmes.

ANDREW J. NELMES

STATE OF OREGON, County of Klamath) ss.

On June 10, 04 personally appeared the above named ANDREW J. NELMES 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.: 00059038

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

Official Seal



217