

State of Oregon, County of Klamath
Recorded 06/11/2004 3:22 p m
Vol M04 Pg 37652
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

After Recording Return to:

DAVID B. CLAWSON
BEVERLY A. CLAWSON
WINNIFRED G. CLAWSON

1765 Homedale Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements
Shall be sent to the following address:

DAVID B. CLAWSON
BEVERLY A. CLAWSON
WINNIFRED G. CLAWSON
Same As Above

Aspen 59222AF
WARRANTY DEED
(INDIVIDUAL)

THE BLANCHE R. FRANKLIN TRUST DATED OCTOBER 21, 1999, herein called grantor, convey(s) to DAVID B. CLAWSON and BEVERLY A. CLAWSON and WINNIFRED G. CLAWSON, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP all that real property situated in the County of KLAMATH, State of Oregon, described as:

The North 50 feet of Tract 89 and the South 50 feet of tract 90, YALTA GARDENS, 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 \$131,500.00.
(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 6-11-04

THE BLANCHE R FRANKLIN TRUST DATED OCTOBER 21, 1999

Kent L. Franklin
KENT L. FRANKLIN, TRUSTEE/INDIVIDUAL

STATE OF OREGON, County of Klamath) ss.

On June 11, 04 personally appeared the above named Kent L. Franklin and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059222

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

Official Seal



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