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State of Oregon, County of Klamath
Recorded 08/16/2004 9:50a m
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Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After Recording Return to:
RYAN NEIGHBORS and AMANDA COLEMAN
1752 Arthur St
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the address shown above.

Aspen 59257MA
WARRANTY DEED
(INDIVIDUAL)

NANCY LYNNE FARMER and JORY WILLIAM TWITCHELL, herein called Grantors, convey(s) to RYAN NEIGHBORS and AMANDA COLEMAN, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3 in Block 1, HOMEACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

LESS AND EXCEPTING the South 72 feet of the East 121.5 feet and the West 178.1 feet of said lot.

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 \$93,950.00.
(here comply with the requirements of ORS 93.930)

AC THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
RN 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: June 2, 2004

Nancy Lynne Farmer
NANCY LYNNE FARMER

Jory William Twitchell
JORY WILLIAM TWITCHELL

STATE OF Idaho, County of Butte) ss.

On June 3, 2004 personally appeared the above named NANCY LYNNE FARMER and JORY WILLIAM TWITCHELL 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.: 00059257

Before me: Janet Hollist
Notary Public for State of Idaho
My commission expires: 9-16-08

Official Seal

