

04 JUN 18 PM 2:04

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State of Oregon, County of Klamath
Recorded 06/18/2004 2:04 p m
Vol M04 Pg 39268
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

DELBERT E. CASE JR. and RENE A. CASE

PO Box 511
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

DELBERT E. CASE JR. and RENE A. CASE

Same as Above

Aspen 5939.1AF
WARRANTY DEED
(INDIVIDUAL)

STEPHEN MORGAN and VALERIE MORGAN, herein called grantor, convey(s) to DELBERT E. CASE JR. and RENE A. CASE, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 7, Tract No. 1152, NORTH HILLS, 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 \$37,500.00.
(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 6-18-04

Stephen Morgan
STEPHEN MORGAN

Valerie Morgan
VALERIE MORGAN

STATE OF OREGON, County of Klamath) ss.

On June 18, 04 personally appeared the above named STEPHEN MORGAN and VALERIE MORGAN 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.: 00059397

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

Official Seal



21K