

04 JUN 30 AM 10:47

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After Recording Return to:

ROGER W. CHANCELLOR

5437 Altamont Drive

Klamath Falls, OR. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

ROGER W. CHANCELLOR

as above

State of Oregon, County of Klamath

Recorded 06/30/2004 10:47a m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen Escrow, Inc.
WARRANTY DEED
(INDIVIDUAL)

KEVIN J. BEDNAR and CLAUDIA K. BEDNAR, herein called Grantors, convey(s) to ROGER W. CHANCELLOR, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Tract No. 40, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. LESS a strip of land 10 feet wide along the Westerly boundary line heretofore deeded for road purposes.

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 \$90,000.00.
(here comply with the requirements of ORS 93.930)

AL
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 June 25, 2004.

Kevin J. Bednar & Claudia K. Bednar
His Atty in fact

KEVIN J. BEDNAR

Claudia K. Bednar

CLAUDIA K. BEDNAR

STATE OF OREGON, County of Klamath) ss.

On June 29, 2004, personally appeared the above named ~~KEVIN J. BEDNAR~~ and CLAUDIA K. BEDNAR, and acknowledged the foregoing instrument to be their voluntary act and deed.

both for herself and as attorney in fact for Kevin J. Bednar
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00058871

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal

