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After Recording Return to:

KEVIN L. EDGE

635 N. 2nd

Klamath Falls OR 97601

State of Oregon, County of Klamath
Recorded 07/09/2004 3:49 P m

Vol M04 Pg 45023

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the address shown above.

ASPEN: 59393MA
WARRANTY DEED
(INDIVIDUAL)

DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE, herein called Grantors, convey(s) to **KEVIN L. EDGE**, herein call Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The North 1/2 of Lot 5, Block 38, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 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** a Trust Deed, including the terms and provisions thereof dated April 24, 2000, recorded April 28, 2000, in Book M-00, Page 15179 **and** a Trust Deed, including the terms and provisions thereof dated April 18, 2001, recorded April 18, 2001, in Book M-01, Page 16928, both in Mortgage records of Klamath County, Oregon, which Trust Deeds the Grantee herein **does not agree to assume and pay**, and Grantors hereby hold Grantee harmless therefrom. And Grantors further state that said Trust Deeds shall be paid in full at the time of, or prior to, payment in full of the All-inclusive Note from Grantee herein in favor of Grantors herein secured by the All-inclusive Trust Deed being recorded immediately subsequent to the recording of this Deed.

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 **\$62,500.00**.
(here comply with the requirements of ORS 93.930)

FD **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

DANIEL J. MOREHOUSE

Daniel J. Morehouse by Valerie B. Morehouse
by Valerie B. Morehouse, his attorney in fact
as his atty in fact

Valerie B. Morehouse
VALERIE B. MOREHOUSE

STATE OF OREGON, County of Klamath) ss.

On July 7th, 2004, personally appeared the above named Valerie B. Morehouse, both for herself individually and as attorney in fact for Daniel J. Morehouse, and who acknowledged the foregoing instrument to be her voluntary act and deed and that of said principal.



Before me:

Stacy L. Makee
Notary Public for Oregon
My commission expires: ~~March 22, 2005~~
Aug. 18, 2006

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00059393

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