

04 JUL 9 PM 3:45

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After Recording Return to:
JOSEPH GLENN BYRUM and LAURIE JEAN BYRUM
1935 Ivory St.
Klamath Falls OR 97603

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

State of Oregon, County of Klamath
Recorded 07/09/2004 3:45 P m
Vol M04 Pg 45089-90
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

ASPEN: 58964MS
WARRANTY DEED
(INDIVIDUAL)

MARION ROSS CURTIS, TRUSTEE OF THE CURTIS LIVING TRUST DATED JUNE 6 1988, herein called grantor, convey(s) to **JOSEPH GLENN BYRUM and LAURIE JEAN BYRUM**, husband and wife, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$155,000.00**.
(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 July 6, 2004.

MARION ROSS CURTIS, TRUSTEE OF THE CURTIS LIVING TRUST DATED, JUNE 6, 1988
Marion Ross Curtis, TR
BY: MARION ROSS CURTIS, TRUSTEE

STATE OF OREGON, County of **Klamath**) ss.

On July 8, 2004, personally appeared the above named **Marion Ross Curtis** as Trustee of The **CURTIS LIVING TRUST DATED JUNE 6 1988**.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00058954

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 11/01/04

Official Seal

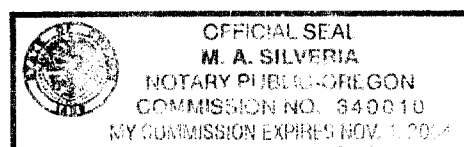


Exhibit A

A track of land situated in Lot 1, Block 3, Tract No. 1103, EAST HILLS ESTATES and Lot 28, Block 3, Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, in the County of Klamath, Oregon, being more particularly described as follows:

BEGINNING at the most Northerly corner of Lot 1 of said Tract No. 1103; thence South 62° 37' 38" West, along the Southerly right of way line of Cottage Avenue, 10.00 feet; thence continuing along said right of way line on the arc of a curve to the right (central angle is 12° 11' 57", radius is 300 feet) 63.87 feet; thence South 15° 10' 25" East, 139.63 feet; thence East 61.14 feet to the most Southerly corner of said Lot 1; thence along the Easterly line of said Lot 1, North 24° 49' 53" East, 61.51 feet, North 27° 22' 22" West, 120.11 feet to the point of beginning, with bearings based on said Tract No. 1103.