

After Recording Return to:  
**DONALD R. CHAIX and BETTY JEAN CHAIX**  
3430 Bartlett Ave  
Klamath Falls, OR 97603  
 Until a change is requested all tax statements  
 Shall be sent to address shown above.

State of Oregon, County of Klamath  
 Recorded 07/12/2004 10:38a m  
 Vol M04 Pg 45255  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

**ASPEN: 59425 NA**  
**WARRANTY DEED**  
 (INDIVIDUAL)

**PAUL L. STUART and TOMIE M. STUART** also known as **TOMIE MARIE STUART**, hereinafter called **Grantors**, convey(s) to **DONALD R. CHAIX and BETTY JEAN CHAIX**, husband and wife ~~hereinafter~~ hereinafter called **Grantees**, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 2, Block 2, Tract No. 1088, FERNDAL**, 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 **\$147,500.00**.  
 (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 **June 18, 2004**.

*Paul L. Stuart*  
**PAUL L. STUART**

**TOMIE M. STUART** also known as **TOMIE MARIE STUART**

*Tomie Marie Stuart by PDA Paul Lee Stuart*  
**BY: PAUL LEE STUART, her attorney in fact**  
*her attorney in fact*

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

On \_\_\_\_\_, 2004, personally appeared the above named **PAUL L. Stuart** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: \_\_\_\_\_  
 Notary Public for Oregon  
 My Commission Expires: **March 22, 2005**

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

On *June 29*, 2004, personally appeared **Paul Lee Stuart** as attorney in fact for **Tomie M. Stuart** also known as **Tomie Marie Stuart** and acknowledged the foregoing instrument to be his voluntary act and deed and that of said principal.

This document is filed at the request of:



**525 Main Street**  
**Klamath Falls, OR 97601**  
 Order No.: **00059428**

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

Official Seal

