

04 JUL 13 PM 3:22

State of Oregon, County of Klamath
Recorded 07/13/2004 3:22 PM
Vol M04 Pg 45792 -
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

DAVID LOCKWOOD and SHANNON MANN

PO Box 7731
Klamath Falls, OR 97602

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID LOCKWOOD and SHANNON MANN

Same As Above

ASPEN 50312MA
WARRANTY DEED
(INDIVIDUAL)

ROXIANNE MAHLOCH, herein called grantor, convey(s) to **DAVID LOCKWOOD and SHANNON MANN, NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 5, Block 2, FIRST ADDITION TO LOMA LINDA HEIGHTS IN 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 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 **\$146,000.00.** ✓
(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 12, 2004

Roxianne Mahloch
ROXIANNE MAHLOCH

Nebraska
STATE OF ~~OREGON~~ *Nebraska*, County of Douglas ss.

On July 12, 2004 personally appeared the above named **ROXIANNE MAHLOCH** and acknowledged the foregoing instrument to be **Their/his/her** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059312

Before me: *Summer Federspiel*
Notary Public for ~~Oregon~~ *Nebraska*
My commission expires: *May 10, 2006*

