

04 JUL 14 AM 10:38

Vol M04 Page 45864

After Recording Return to:

ALEXANDER DRATCH and KATHERINE A. DRATCH

4256 Austin St.
Klamath Falls OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

ALEXANDER DRATCH and KATHERINE A. DRATCH

Same As Above

State of Oregon, County of Klamath

Recorded 07/14/2004 10:38 A m

Vol M04 Pg 45864

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ASPEN: 501442MA
WARRANTY DEED
(INDIVIDUAL)

KEEGAN D. COOK, herein called grantor, convey(s) to ALEXANDER DRATCH and KATHERINE A. DRATCH, husband and wife, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 79, CASITAS, 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 **\$71,500.00.** ✓
(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 7-13-04

Keegan D Cook
KEEGAN D. COOK

STATE OF OREGON, County of Cook ~~Klamath~~ ss.

On July 13, 2004 personally appeared the above named **KEEGAN D. COOK** 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.: 00059442

Before me: Cindy Lillie
Notary Public for Oregon
My commission expires: 10/18/04

Official Seal



21-A