

04 AUG 3 PM 10:35

After Recording Return to:
WAGNER LIVING TRUST

PO Box 0082
Trail, OR 97541

Until a change is requested all tax statements
Shall be sent to the following address:

WAGNER LIVING TRUST

Same as Above

Aspen 59697 AF

State of Oregon, County of Klamath

Recorded 08/03/04 10:35a m

Vol M04 Pg 50855

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED
(INDIVIDUAL)

JAMES WILLIAM STOWE and ANNETTE STOWE, herein called grantor, convey(s) to **E. E. WAGNER AND HELGA WAGNER TRUSTEES OF THE WAGNER LIVING TRUST DATED MAY 7, 2004**, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Tracts 118 and 119, PLEASANT HOME TRACTS NO. 2, 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 **\$105,000.00**.
(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 8-2-04


JAMES WILLIAM STOWE


ANNETTE STOWE

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

On _____ personally appeared the above named **JAMES WILLIAM STOWE and ANNETTE STOWE** and acknowledged the foregoing instrument to be ~~their~~ **SEE ATTACHED** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: **00059697**

Before me: _____
Notary Public for Oregon
My commission expires: _____

Official Seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

50856

State of California

County of

San Luis Obispo

} ss.

On

8/2/04

Date

before me,

KAREN Y. BROWN, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

James William Stowe & Annette Stowe

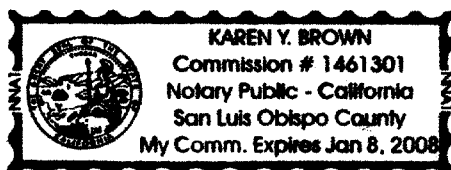
Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

CA DL C1378988
CA DL C4444482

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

8/2/04

Number of Pages:

1

Signer(s) Other Than Named Above:

NONE

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here