

04 AUG 20 PM 2:12

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After Recording Return to:

MICHAEL O. KRAUSE and SHEREE L. KRAUSE

1900 Esplanade Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MICHAEL O. KRAUSE and SHEREE L. KRAUSE

Same As Above

State of Oregon, County of Klamath

Recorded 08/20/04 2:12 p.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 59783AF
WARRANTY DEED
(INDIVIDUAL)

LEONA CARTER TRUSTEE OF THE E. KAY WYNN TRUST, herein called grantor, convey(s) to **MICHAEL O. KRAUSE and SHEREE L. KRAUSE, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The West 57 feet of Lots 12 and 13, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Esplanade and Eldorado Streets being the most Westerly corner of Block 39 aforesaid; thence South along the Easterly line of Eldorado Avenue to the Southwest corner of said Lot 13; thence Northeasterly along the Southerly line of said Lot 13, 57 feet; thence Northwesterly parallel with Eldorado Avenue to the Southerly line of Esplanade; thence Southwesterly along the Southeasterly line of Esplanade to the place of beginning.

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 **\$142,300.00**.
(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 8-16-04

THE E. KAY WYNN TRUST

Leona Carter - Trustee
LEONA CARTER, TRUSTEE/INDIVIDUAL

STATE OF OREGON, County of Lane ss.

On August 16th, 2004 personally appeared the above named **LEONA CARTER** and acknowledged the foregoing instrument to be ~~Their/his/her~~ voluntary act and deed.

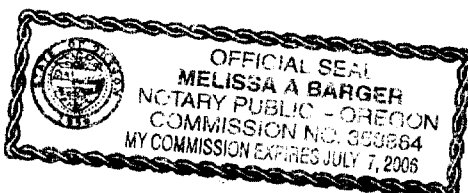
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059783

Before me: Melissa A. Barger
Notary Public for Oregon
My commission expires: July 7, 2006

Official Seal



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