

After Recording Return to:
SCOTT JAMES and JULIE JAMES
9221 Old Fort Road
Klamath Falls, Or. 97601

State of Oregon, County of Klamath
 Recorded 08/23/04 2:51 p m
 Vol M04 Pg 55618
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
 Shall be sent to the following address:
SCOTT JAMES and JULIE JAMES
 Same as above

Aspen: 59573 MS
WARRANTY DEED
 (INDIVIDUAL)

RICHARD L. BROOKS, herein called grantor, convey(s) to **SCOTT JAMES and JULIE JAMES**, husband and wife, herein called Grantee all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 13, Tract No. 1242, PLUM VALLEY, 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 **\$230,000.00**.
 (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 August 13, 2004.

Richard L. Brooks
RICHARD L. BROOKS

STATE OF OREGON, County of Klamath) ss.

On August 16, 2004 personally appeared the above named **RICHARD L. BROOKS** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00059573

Before me: *M. A. Silveria*
 Notary Public for Oregon
 My commission expires: 11/01/04

Official Seal

