

04 SEP 3 AM 10:29

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After Recording Return to:

ROBERT HANSEN

P.O. Box 336
Beatty, Or. 97621

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

ROBERT HANSEN

Same

State of Oregon, County of Klamath

Recorded 09/03/04 10:29a m

Vol M04 Pg 59123

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 59771MS
WARRANTY DEED
(INDIVIDUAL)

GORDON C. WAKEFORD, herein called grantor, convey(s) to ROBERT HANSEN, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 23, Block 20, SPRAGUE RIVER VALLEY ACRES, 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 \$2,700.00.
(here comply with the requirements of ORS 93.930)

RJA
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 9, 2004.

7

Gordon C. Wakeford
GORDON C. WAKEFORD

STATE OF ARIZONA, County of Maricopa ss.

On August 11, 2004 personally appeared the above named GORDON C. WAKEFORD and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

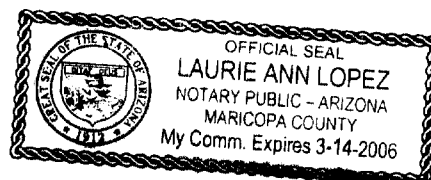
 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00059771

Before me: *Laurie Ann Lopez*
Notary Public for Arizona

My commission expires: 3/14/06

Official Seal



21A