

After Recording Return to:

MARSHA MCCABEP.O. Box 25Crater Lake, OR 97604

Until a change is requested all tax statements

Shall be sent to the person and address shown above.

State of Oregon, County of Klamath
 Recorded 09/15/04 3:25 P m
 Vol M04 Pg 61767
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Aspen: 59859 MA
WARRANTY DEED
 (INDIVIDUAL)

MARCUS TIMMONS and DIANA M. TIMMONS, herein called Grantor, convey(s) to ^{A.} MARSHA MCCABE, AN ESTATE IN FEE SIMPLE, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 23, Tract No. 1327, OLD FORT ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. *MAM*

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 **\$172,000.00**.
 (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 September 13, 2004.

[Signature]

 MARCUS TIMMONS

[Signature]

 DIANA M. TIMMONS

STATE OF OREGON, County of Klamath) ss.

On September 13, 2004, personally appeared the above named MARCUS TIMMONS and DIANA M. TIMMONS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00059859

Before me: *[Signature]*
 Notary Public for Oregon
 My commission expires: March 22, 2005

Official Seal

