

04 SEP 29 PM3:26

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After Recording Return to:

SUE L. BREEN

1005 LAKE RIDGE CT.  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 09/29/04 3:26 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements  
Shall be sent to the person and address above.

*Aspen: 59890 MA*  
**WARRANTY DEED**  
(INDIVIDUAL)

C.W. HEADRICK and SANDRA J. HEADRICK, herein called Grantors, convey(s) to SUE L. BREEN, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 6, Tract No. 1291, LAKE RIDGE PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH an appurtenant 30 foot access and utility easement dated November 1, 1993 and recorded November 4, 1993 in Book M-93 at Page 29109, Microfilm Records 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 **\$222,000.00**.  
(here comply with the requirements of ORS 93.930)

*SR* 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 26, 2004.

*C.W. Headrick*  
C.W. HEADRICK

*Sandra J. Headrick*  
SANDRA J. HEADRICK

STATE OF OREGON, County of Klamath) ss.

On September 29, 2004, personally appeared the above named C.W. HEADRICK and SANDRA J. HEADRICK and acknowledged the foregoing instrument to be their 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.: 00059890

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My commission expires: **March 22, 2005**

Official Seal

