

04 SEP 30 PM 2:02

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State of Oregon, County of Klamath  
Recorded 09/30/04 2:02 p.m.  
Vol M04 Pg 65914  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

MARGARET POTTER

4067 Johnson Drive  
Oceanside, CA 92056

Until a change is requested all tax statements

Shall be sent to the following address:

MARGARET POTTER

Same As Above

Aspen: 599105 AF  
WARRANTY DEED

(INDIVIDUAL)

JANET M. NETTLETON, SOLE TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE JANET M. NETTLETON LIVING TRUST DATED MAY 8, 2004, AND ANY AMENDMENTS THERETO.  
JANET M. NETTLETON, herein called grantor, convey(s) to MARGARET POTTER, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 12 and 13, Block 35, 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.

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 \$280,000.00.  
(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 9/22/04

Janet M. Nettleton  
JANET M. NETTLETON

STATE OF Oregon, County of Klamath) ss.

On 9-22-04 personally appeared the above named JANET M. NETTLETON and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

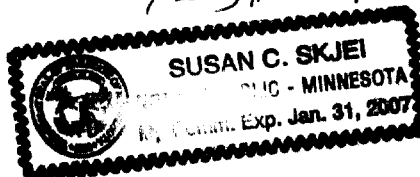
This document is filed at the request of:

Aspen  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059908

Before me: [Signature]  
Notary Public for Oregon  
My commission expires: 1-31-07

Official Seal



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