

04 OCT 8 PM 2:55

State of Oregon, County of Klamath  
Recorded 10/08/04 2:55 PM  
Vol M04 Pg 68577  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After Recording Return to:  
**ROBERT W. EDGAR**  
5875 Basin View Dr.  
Klamath Falls, Or. 97603  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**ROBERT W. EDGAR**  
Same As Above

*Aspen 59803MS*  
**WARRANTY DEED**  
(INDIVIDUAL)

**DUNG B. NGUYEN**, herein called grantor, convey(s) to **ROBERT W. EDGAR**, AN ESTATE IN FEE SIMPLE all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

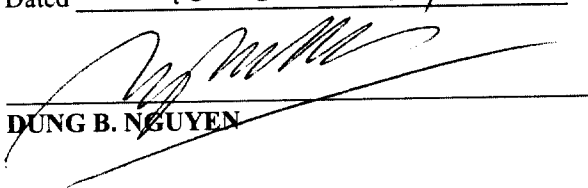
**Parcel 1 of Land Partition 51-96, being a portion of Lot 16, Block 8, Tract No. 1264, FOURTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, situated in the NW 1/4 NW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

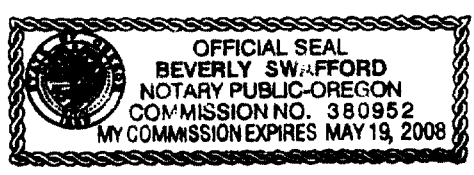
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 **\$424,900.00**.  
(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.** *Ru DB*


Dated 10-6-2004  
  
**DUNG B. NGUYEN**

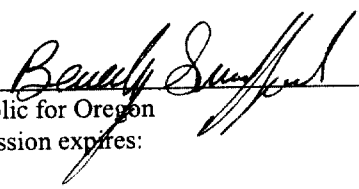


STATE OF OREGON, County of **Klamath**) ss.

On 10-6-2004 personally appeared the above named **DUNG B. NGUYEN** 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.: 00059803

Before me:   
Notary Public for Oregon  
My commission expires:  
  
*Official Seal*

21A