

04 OCT 15 PM 2:43

Vol M04 Page 70329

After Recording Return to:

RICHARD A. WALTERS and ELAINE T. WALTERS

1317 West Verdugo Ave.
Burbank, CA 91506

Until a change is requested all tax statements

Shall be sent to the following address:

RICHARD A. WALTERS and ELAINE T. WALTERS

Same as above

State of Oregon, County of Klamath

Recorded 10/15/04 2:43 p m

Vol M04 Pg 70329

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 60103 MS
WARRANTY DEED
(INDIVIDUAL)

DAVID L. POWELL and LINDA A. POWELL, husband and wife, herein called Grantor, convey(s) to RICHARD A. WALTERS and ELAINE T. WALTERS, husband and wife, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 19 1/2, 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 **\$25,000.00.**
(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 **October 13, 2004.**

David L. Powell

DAVID L. POWELL

Linda A. Powell

LINDA A. POWELL

STATE OF OREGON, County of _____) ss.

On October 13, 2004 personally appeared the above named **DAVID L. POWELL and LINDA A. POWELL** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

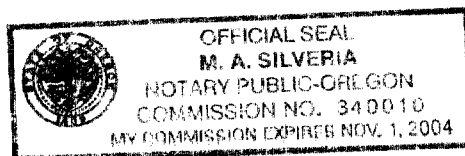
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060103

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: 11/01/04

Official Seal



21A