

0400120 AM10:50

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After Recording Return to:

JAMES E. CLAGGETT and JENNIFER SAUCEDO

P.O. Box 324

Windsor, CA 95492

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES E. CLAGGETT and JENNIFER SAUCEDO

Same as above

State of Oregon, County of Klamath

Recorded 10/20/04 10:50 a m

Vol M04 Pg 71302

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 60131MS  
**WARRANTY DEED**  
(INDIVIDUAL)

ANESTI AUDEH and NADIA AUDEH, husband and wife, herein called grantor, convey(s) to JAMES E. CLAGGETT and JENNIFER SAUCEDO, as tenants in common \_\_\_\_\_, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Easterly 60 feet of the Westerly 110 feet of Lot 1, Block 2, FIRST ADDITION TO ALTAMONT ACRES, 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 \$36,000.00.  
(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 14, 2004.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Anesti Audelh*  
\_\_\_\_\_  
ANESTI AUDEH

*Nadia Audelh*  
\_\_\_\_\_  
NADIA AUDEH

STATE OF OREGON, County of Klamath) ss.

On October 15, 2004 personally appeared the above named ANESTI AUDEH and NADIA AUDEH and acknowledged the foregoing instrument to be their voluntary act and deed.

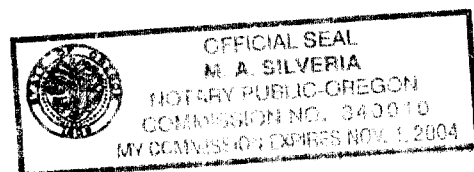
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060131

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

Official Seal



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