

04 OCT 20 PM 2:59

Vol M04 Page 71411

After Recording Return to:

MICHAEL S. KEY and BETTY J. KEY

4751 Bellm Dr. #17
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

MICHAEL S. KEY and BETTY J. KEY

Same As Above

State of Oregon, County of Klamath

Recorded 10/20/04 2:59P m

Vol M04 Pg 71411

Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

Aspen.60088AF
WARRANTY DEED
(INDIVIDUAL)

PHYLLIS A. NARDIN, herein called grantor, convey(s) to MICHAEL S. KEY and BETTY J. KEY, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

The North 46 feet of Lots 1, 2 and 3, Block 14, INDUSTRIAL 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 **\$55,000.00.**
(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 10-18-04

Phyllis A. Nardin Crawford
PHYLLIS A. NARDIN

STATE OF OREGON, County of Klamath) ss.

On Oct 18, 04 personally appeared the above named PHYLLIS A. NARDIN and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060088

Before me: Adrien Fleek
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



21 A