

104001 25 PM 2:39

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After Recording Return to:

EDWARD B. CALLAHAN and DONNA P. CALLAHAN

4807 Darwin Place
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

EDWARD B. CALLAHAN and DONNA P. CALLAHAN

Same As Above

State of Oregon, County of Klamath

Recorded 10/25/04 2:39 p m

Vol M04 Pg 72674

Linda Smith, County Clerk

Fee \$ 2/00 # of Pgs 1

Aspen-60165 AF
WARRANTY DEED
(INDIVIDUAL)

WILLIAM PRYOR, herein called grantor, convey(s) to **EDWARD B. CALLAHAN and DONNA P. CALLAHAN**, husband and wife all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 0° 10' East at the section line a distance of 460.4 feet, North 88° 39' West a distance of 305.4 feet and South 0° 10' East a distance of 72 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian and running thence South 0° 10' East parallel to the section line a distance of 78 feet to a iron pin; thence South 88° 39' East a distance of 98 feet; thence North 0° 10' West a distance of 78 feet; thence North 88° 39' West a distance of 98 feet to the point of beginning.

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 **\$92,000.00**.
(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 19, 2004**.

William Pryor

WILLIAM PRYOR

STATE OF OREGON, County of *Klamath* ss.

personally appeared the above named **WILLIAM PRYOR** 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.: 00060168

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

Official Seal



21A