

104 OCT 25 PM 2:39

Vol M04 Page 72712

After Recording Return to:
EDWARD C. SIMARD and MARY ANN SIMARD
3318 Barry Ave
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 10/25/04 2:39 p m
Vol M04 Pg 72712
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the address shown above.

Aspen: 60116 MS
WARRANTY DEED
(INDIVIDUAL)

ANN MARIE FURNEY, WHO ACQUIRED TITLE AS ANN MARIE THOMPSON, herein called Grantor,
convey(s) to **EDWARD C. SIMARD and MARY ANN SIMARD**, husband and wife, herein called Grantee, all
that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Parcel 3 of Land Partition 20-94 situated on Lot 97 and a portion of Lot 94 of Casitas, according to the
official plat thereof on file in the office of the County 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 **\$85,500.00**.
(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 15, 2004**.

Ann Marie Furney
ANN MARIE FURNEY

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

On October 20, 2004, personally appeared the above named **ANN MARIE FURNEY** and acknowledged the
foregoing instrument to be her voluntary act and deed.

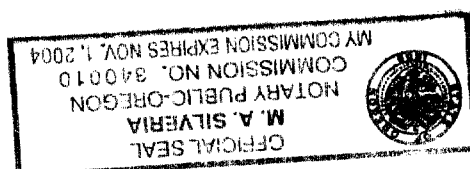
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060110

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

Official Seal



21A