

04 OCT 28 PM 10:23

Vol M04 Page 73845

After Recording Return to:  
HELEN M. HALL and GERALD R. KLIPPNESS  
2371 Lakeshore Dr.  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 10/28/04 10:23a m  
Vol M04 Pg 73845  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

*Aspen: 66227MA*  
**WARRANTY DEED**  
(INDIVIDUAL)

JAMES T. MEARS and DARLENE C. MEARS, husband and wife, herein called Grantors, convey(s) to HELEN M. HALL and GERALD R. KLIPPNESS, as tenants in common, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 31, 32, 33 and 34, LAKEWOOD HEIGHTS, 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 \$425,000.00.  
(here comply with the requirements of ORS 93.930)

*gn*  
*ad*  
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.

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

*James T. Mears*  
JAMES T. MEARS  
*Darlene C. Mears*  
DARLENE C. MEARS

STATE OF OREGON, County of Josephine ) ss.

On October 26<sup>th</sup>, 2004, personally appeared the above named JAMES T. MEARS and DARLENE C. MEARS 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.: 00060227

*Tyler J. Darneille*  
Before me: Tyler J. Darneille  
Notary Public for Oregon  
My commission expires: May 13, 2006

Official Seal

