

04 OCT 29 PM 2:50

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After Recording Return to:
BRYAN L. HENDRICKS and HEATHER D. SHAFFER
1140 Monclair Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 10/29/04 2:50 p m
Vol M04 Pg 74376-77
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

Aspen: 600005MA
WARRANTY DEED
(INDIVIDUAL)

MARTHA E. SWAN, herein called Grantor, convey(s) to **BRYAN L. HENDRICKS and HEATHER D. SHAFFER**, husband and wife, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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.

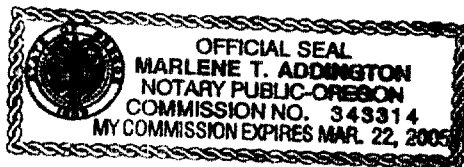
The true and actual consideration for this transfer is **\$105,000.00**.
(here comply with the requirements of ORS 93.930)

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 27, 2004**

Martha E. Swan

MARTHA E. SWAN



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

On October 28, 2004 personally appeared the above named **Martha E. Swan**, and acknowledged the foregoing instrument to be her voluntary act and deed and that of said principal.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060095

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: **March 22, 2005**
Official Seal

PARCEL 1:

That portion of Lots 7 and 8, Block 11, HOT SPRINGS 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, described as follows:

Beginning at the Northeasterly corner of Block 11, Hot Springs Addition to Klamath Falls; thence Southwesterly along the Northerly line of Mon Claire Street 40 feet; thence Northwesterly parallel with Cross Street, 100 feet, more or less, to the rear line of Lot 8, Block 11; thence Northeasterly along the rear line of Lots 7 and 8, Block 11, parallel with Mon Claire Street 40 feet to the Southwesterly line of Cross Street; thence Southeasterly along the line of Cross Street 100 feet, more or less, to the point of beginning.

PARCEL 2:

A strip of land four feet wide situated in Block 11, HOT SPRINGS 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, being more particularly described as follows:

Beginning at a point forty (40) feet Southwesterly along the Northwesterly line of Mon Claire Street from the most Easterly corner of Lot 7, Block 11, Hot Springs Addition to said City of Klamath Falls, Oregon; thence Northwesterly to a point on the Northwesterly line of Lot 8 in said Block 11, forty (40) feet from the Westerly line of Cross Street; thence Southwesterly along said Northwesterly line of said Lot 8 to intersection with a line four (4) feet Southwesterly and parallel with the line herein described; thence Southeasterly and parallel with the line first herein described to the Northwesterly line of Mon Claire Street; thence Northeasterly along Mon Claire Street to the point of beginning.