

After Recording Return to:

GAYANE POGOSYAN

1443 Warden Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

GAYANE POGOSYAN

Same As Above

State of Oregon, County of Klamath

Recorded 11/04/04 3:14p m

Vol M04 Pg 75865

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 60151AF
WARRANTY DEED
(INDIVIDUAL)

MICHAEL J. BRUEN and THERESA N. BRUEN, herein called grantor, convey(s) to GAYANE POGOSYAN, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

The W 1/2 of Lot 1, Block 6, FAIRVIEW 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 **\$89,000.00.**

(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 29, 2004

Michael J. Bruen

MICHAEL J. BRUEN

Theresa N. Bruen

THERESA N. BRUEN

CALIFORNIA LAKE
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On October 29, 2004 personally appeared the above named MICHAEL J. BRUEN and THERESA N. BRUEN and acknowledged the foregoing instrument to be ~~his/her~~ their voluntary act and deed.

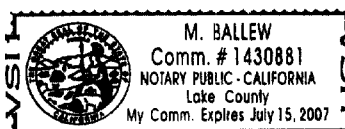
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060151

Before me: *M. Ballew*
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 7/15/07

Official Seal



21A