

04 NOV 12 AM 10:21

Vol M04 Page 77786

After Recording Return to:
RONALD A. JONES and GRACE M. JONES
14571 P.O. Box 235
Blk, Cr. 97622
Until a change is requested all tax statements
Shall be sent to the following address:
RONALD A. JONES and GRACE M. JONES
Same as above

State of Oregon, County of Klamath
Recorded 11/12/04 10:21a m
Vol M04 Pg 77786-87
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Aspen: 60303MS
WARRANTY DEED
(INDIVIDUAL)

RICHARD L. WEBB and JACQUELYN M. WEBB, herein called grantor, convey(s) to RONALD A. JONES and GRACE M. JONES, husband and wife, herein called Grantee, 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 **\$103,000.00.**
(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 November 8, 2004.

Richard L Webb

RICHARD L. WEBB
Jacquelyn M Webb

JACQUELYN M. WEBB

STATE OF OREGON, County of Klamath) ss.

On - November 11, 2004 personally appeared the above named RICHARD L. WEBB and JACQUELYN M. WEBB and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00060303

Before me: *Beverly Swafford*

Notary Public for Oregon
My commission expires: 5-19-08

Official Seal



26 *

Exhibit A**PARCEL 1:**

Lots 1, 2 and 3, Block 3, NORTH BLY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. And adjoining 60 foot vacated Stewart Street, vacated by Order of Vacation recorded July 22, 1955 in Book 276, at Page 160, Deed Records of Klamath County, Oregon

PARCEL 2:

Vacated Lots 10, 11, and 12, Block 3; Vacated Lots 1, 2, and 3, Block 4, NORTH BLY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. TOGETHER with the vacated portion of Garden Avenue adjacent thereto in the vacated portion NORTH BLY. Vacated by Order filed January 16, 1952 in County Commissioners Journal Volume 21, Page 158.

PARCEL 3:

The adjoining 60 foot vacated Stewart Street adjacent to:

Vacated Lots 10, 11, and 12, Block 3; Vacated Lots 1, 2, and 3, Block 4. NORTH BLY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. TOGETHER with the vacated portion of Garden Avenue adjacent there to in the vacated portion of NORTH BLY, vacated by Order filed January 16, 1952 in Klamath Commissioners Journal Volume 21, Page 158