

04 NOV 16 PM 3:19

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After Recording Return to:

CHRISTOPER JOHN LITTLE

6800 S. 6th #21

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

CHRISTOPER JOHN LITTLE

Same as above

State of Oregon, County of Klamath

Recorded 11/16/04 3:19 p m

Vol M04 Pg 78908-09

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Aspen 59968ms
WARRANTY DEED
(INDIVIDUAL)

EDGAR L SANDERS, herein called Grantor, convey(s) to **CHRISTOPER JOHN LITTLE**, 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 **\$68,000.00**.
(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 15, 2004**.

Edgar L. Sanders

EDGAR L SANDERS

STATE OF OREGON, County of _____) ss.

On November 15, 2004 personally appeared the above named **EDGAR L SANDERS** and acknowledged the foregoing instrument to be his 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.: 00059968

Before me: *Beverly Swafford*
Notary Public for Oregon
My commission expires May 19, 2008

Official Seal



Exhibit A

A piece or parcel of land situated in the N 1/2 SE 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the centerline of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and as marked on the ground by an iron pin driven therein, bears South 89° 44 1/2' West along said roadway centerline 1353.8 feet to a point in the West boundary of said Section 11 and North 0° 13 1/2' West 1662.5 feet to said section corner and thence South 0° 01' East 331.5 feet to a point in the Southerly boundary of said N 1/2 of the SE 1/4 of the NW 1/4 of Section 11; thence North 89° 42' East along said boundary line 65.7 feet; thence North 0° 01' West 331.45 feet, more or less, to an intersection with the centerline of the above mentioned roadway; thence South 89° 44 1/2' West along the said roadway centerline 65.7 feet, more or less, to said point of beginning.