

04 NOV 19 AM 10:24

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After Recording Return to:

CLARK BIRD

5311 Vivian Ct.

Merced, Ca. 95340

Until a change is requested all tax statements

Shall be sent to the following address:

CLARK BIRD

Same as above

State of Oregon, County of Klamath

Recorded 11/19/2004 10:24 a.m.

Vol M04 Pg 79734

Linda Smith, County Clerk

Fee\$ 21.00 # of Pgs 1

Aspen: 59835 MS
WARRANTY DEED
(INDIVIDUAL)

JOESPH J. BRUNER and PAULA K. BRUNER, herein called grantor, convey(s) to CLARK BIRD, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot "P", in Block "A", of the Resubdivision of Blocks 66 and 70 of NICHOLS ADDITION TO THE CITY OF KLAMATH, 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 \$55,000.00.
(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 9, 2004.

JOESPH J. BRUNER

PAULA K. BRUNER

STATE OF OREGON, County of Klamath) ss.

On November 10, 2004 personally appeared the above named JOESPH J. BRUNER and PAULA K. BRUNER 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.: 00059835

Before me: Marlene T. Addington
Notary Public for Oregon

My commission expires: 3-22-2005

Official Seal

