

After Recording Return to:

WILLIAM A. DRYDEN AND SUSAN F. DRYDEN

2889 N Mountain Road
Boise, ID 83702

Until a change is requested all tax statements

Shall be sent to the following address:

WILLIAM A. DRYDEN AND SUSAN F. DRYDEN

Same As Above

State of Oregon, County of Klamath

Recorded 11/30/04 3:34 p m

Vol M04 Pg 82538-39

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Aspen: 60273AF
WARRANTY DEED
(INDIVIDUAL)

DANIEL R. TURNER AND ALIDA J. TURNER, herein called grantor, convey(s) to **WILLIAM A. DRYDEN AND SUSAN F. DRYDEN, 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.

Grantors herein reserve to themselves, their heirs, successors, and assigns an easement for ingress and egress across the following described parcel of land:

That portion of Lot 3 in Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of said Lot 3, a distance of 10 feet Southwesterly from the Northeast corner thereof; thence Southwesterly along said Southeasterly line 20 feet to a point; thence Northwesterly, parallel to the North line of said Lot 3 to a point on the West line thereof; thence Northeasterly along said West line 20 feet to a point on the Southerly margin of Nevada Avenue; thence Southeasterly along said Southerly margin of Nevada Avenue to the point of beginning.

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 **\$217,351.00.** ✓
(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 24, 2004.

[Signature]
DANIEL R. TURNER

[Signature]
ALIDA J. TURNER

STATE OF OREGON, County of Klamath ss.

On November 24, 2004 personally appeared the above named **DANIEL R. TURNER AND ALIDA J. TURNER** 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.: 00060273

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



*2600 **

Exhibit A

Lots 1 and 2, Block 54, BUENA VISTA 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.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded August 8, 1958 in Deed Volume 302 at Page 14, Deed Records of Klamath County, Oregon.

ALSO that portion of Lot 3 in Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of said Lot 3, a distance of 10 feet Southwesterly from the Northeast corner thereof; thence Southwesterly along said Southeasterly line 20 feet to a point; thence Northwesterly, parallel to the North line of said Lot 3 to a point on the West line thereof; thence Northeasterly along said West line 20 feet to a point on the Southerly margin of Nevada Avenue; thence Southeasterly along said Southerly margin of Nevada Avenue to the point of beginning.