

After Recording Return to:

BRENT A. GROESBECK1155 Longcroft STWest Sacramento, Ca 95691

Until a change is requested all tax statements

Shall be sent to the following address:

BRENT A. GROESBECK

Same as above

State of Oregon, County of Klamath

Recorded 12/21/04 2:23 p mVol M04 Pg 87216

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 60230MS
WARRANTY DEED
 (INDIVIDUAL)

DOUG TIBBITS, herein called grantor, convey(s) to **BRENT A. GROESBECK**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lots 11 and 12, Block 1, Tract No. 1083, CEDAR TRAILS, 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 **\$23,500.00**.
 (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 **December 13, 2004**.

Doug Tibbits
DOUG TIBBITS

STATE OF CALIFORNIA, County of SAN DIEGO ss.

On December 18, 2004 personally appeared the above named **DOUG TIBBITS** 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.: 00060230

Before me: *Lynn M. Davis*

Notary Public for California

My commission expires: MARCH 4, 2005

Official Seal

