

05 JAN 3 PM 2:44

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After Recording Return to:

KEVIN M. LARSEN

P.O. Box 152
Malin, OR 97632

Until a change is requested all tax statements

Shall be sent to the following address:

KEVIN M. LARSEN

Same as above

State of Oregon, County of Klamath

Recorded 01/03/2005 2:44 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 00420MS
WARRANTY DEED
(INDIVIDUAL)

JEVON A. STRUVE and MEREDITH A. STRUVE, husband and wife, herein called grantor, convey(s) to KEVIN M. LARSEN, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 3, Block 2, FAIRVIEW 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.


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 **\$50,000.00.**
(here comply with the requirements of ORS 93.930)

KML
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 30, 2004.**


JEVON A. STRUVE


MEREDITH A. STRUVE

STATE OF OREGON, County of Klamath) ss.

On 12/30/04, 2004 personally appeared the above named JEVON A. STRUVE and MEREDITH A. STRUVE and acknowledged the foregoing instrument to be **their** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060420

Before me: 
Notary Public for Oregon

My commission expires: May 19, 2008

Official Seal

