

05 JAN 18 AM 8:50

ASPEN. KCLATAF

After Recording Return to:

MARK C. EDWARDS and TAMMY A. EDWARDS

PO Box 1402  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MARK C. EDWARDS and TAMMY A. EDWARDS

Same as Above

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State of Oregon, County of Klamath

Recorded 01/18/05 8:50a m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

(INDIVIDUAL)

ROBERT LANDER, herein called grantor, convey(s) to MARK C. EDWARDS and TAMMY A. EDWARDS, HUSBAND AND WIFE, herein called grantee all that real property situated in the County of KLAMATH, State of Oregon, described as:

The N 1/2 of Lot 5, Block 12, DIXON 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 \$53,000.00.

(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 1/14/05

Robert Lander  
ROBERT LANDER

STATE OF OREGON, County of Klamath) ss.

On January 14, 2005 personally appeared the above named ROBERT LANDER and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

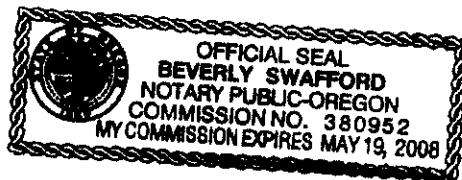
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060697

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

Official Seal



2100  
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