

10:55 JAN 28 PM 2:37

Aspen 60445 AF

Vol M05 Page 06437

State of Oregon, County of Klamath
Recorded 01/28/05 2:37 p m
Vol M05 Pg 06437-38
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After Recording Return to:

MICHAEL R. CUADRA and BONNIE K. CUADRA

32470 Simpson Lane
Fort Bragg, CA 95437

Until a change is requested all tax statements

Shall be sent to the following address:

MICHAEL R. CUADRA and BONNIE K. CUADRA

Same As Above

WARRANTY DEED

(INDIVIDUAL)

RYAN B. WEIDER, herein called grantor, convey(s) to **MICHAEL R. CUADRA and BONNIE K. CUADRA, 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.

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 **\$85,000.00**.
(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 1-25-05

Ryan B. Weider
RYAN B. WEIDER

STATE OF OREGON, County of **Klamath**) ss.

On 1-25-05 personally appeared the above named **RYAN B. WEIDER** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

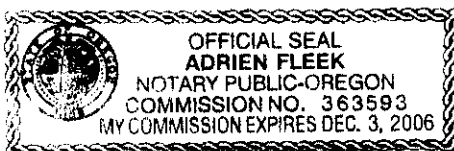
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060445

Before me: *Adrien Fleeck*
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



26-
x

Exhibit A**Legal Description**

A parcel of land in the vacated portion of Westover Terraces and lying in the NE 1/4 NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, and which was formerly described as Lot 12, Block 12 of Westover Terraces, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly right of way line of Cumberland Road, a County Road in Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is South 0° 38' East 585.07 feet and North 89° 22' East, 545.45 feet from the Northwest corner of Westover Terraces, a platted subdivision in Klamath County, Oregon; thence North 24° 45' West along the Southwesterly right of way of said Cumberland Road, a distance of 50 feet; thence South 65° 15' West, 100 feet; thence South 24° 45' East, 50 feet; thence North 65° 15' East, 100 feet to the point of beginning.