

05 JAN 28 PM 2:38  
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State of Oregon, County of Klamath  
Recorded 01/28/05 2:38 p m  
Vol M05 Pg 06475  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After Recording Return to:  
**RYAN WEIDER and BROOKE WEIDER**  
519 Main St  
Klamath Falls, OR 97601  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**RYAN WEIDER and BROOKE WEIDER**  
Same As Above

*Aspen Escrow*  
**WARRANTY DEED**  
(INDIVIDUAL)

**SCOTT L. NELSON and RENEE D. NELSON**, herein called grantor, convey(s) to **RYAN WEIDER and BROOKE WEIDER, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Legal Description**

**Lot 40, LAKESHORE GARDENS**, 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 **\$190,000.00**.  
(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 1-28-05

*Scott Nelson*  
\_\_\_\_\_  
**SCOTT L. NELSON**

*Renee Nelson*  
\_\_\_\_\_  
**RENEE D. NELSON**

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

On 1-28-05 personally appeared the above named **SCOTT L. NELSON and RENEE D. NELSON** 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.: 00060604

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

Official Seal



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