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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

Renée 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.

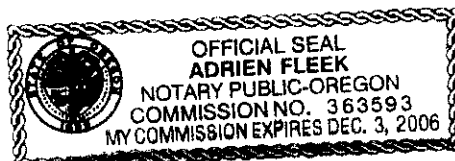
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060604

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

Official Seal



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