

05 JAN 31 PM 1:43

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After Recording Return to:  
**DENIS HODGES and BARBARA HODGES**

5336 Valley View Dr.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
Shall be sent to the following address:

**DENIS HODGES and BARBARA HODGES**  
Same as above

State of Oregon, County of Klamath  
Recorded 01/31/05 1:43 m  
Vol M05 Pg 06850-51  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

**SEAN FINNESON**, herein called grantor, convey(s) to **DENIS HODGES and BARBARA HODGES**, 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.

*DER* The true and actual consideration for this transfer is **\$50,000.00**.  
(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 **January 24, 2005**.

**SEAN FINNESON**

BY: **NANCY FINNESON,**  
**HIS ATTORNEY IN FACT**

*Sean Finneson* by *Nancy Finneson*  
*his attorney in fact*

STATE OF WASHINGTON, County of Pierce ss.

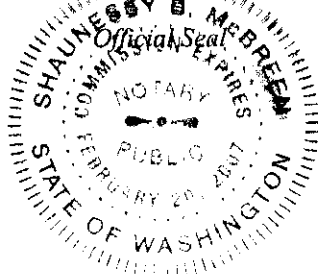
On January 28, 2005 personally appeared the above named \_\_\_\_\_ and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



**525 Main Street**  
**Klamath Falls, OR 97601**  
Order No.: 00060621

Before me: *Shaunessy B. McBræn*  
Notary Public for Washington  
My commission expires: February 29, 2007



**Exhibit A**

**The S 1/2 SE 1/4, EXCEPTING THEREFROM the following:**

**All that portion of the N 1/2 S 1/2 SE 1/4 lying Westerly of the Forest Service Road; The SW 1/4 SW 1/4 SE 1/4 and the South 300 feet of the S 1/2 S 1/2 SE 1/4, EXCEPTING THEREFROM any portion lying within the Gerber Reservoir, all being in Section 35, Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.**

**ALSO EXCEPTING a strip of land 30 feet on each side of the centerline of Gerber Road conveyed to the United States of America, by deed recorded in Deed Volume 64 at Page 564, Deed Records of Klamath County, Oregon.**