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Vol M05 Page 06868

State of Oregon, County of Klamath
Recorded 01/31/05 1:44 p m
Vol M05 Pg 06868
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

JAMES R. WOLF

PO Box 1117
Columbia, OR 97320

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES R. WOLF

Same As Above

Aspen 60702 AF
WARRANTY DEED
(INDIVIDUAL)

CODY ALLEN, herein called grantor, convey(s) to JAMES R. WOLF, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 6, Block 14, INDUSTRIAL 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.

SUBJECT TO: Deed of Easement, including the terms and provisions thereof, dated January 25, 1975 and recorded May 15, 1975 in Book M-75 at Page 5252, Microfilm Records of Klamath County, Oregon, granted to Dorothea E. McNulty and easements and rights of way of record and those apparent on the land.

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 \$58,000.00.
(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

Cody Allen
CODY ALLEN

STATE OF OREGON, County of Klamath) ss.

On 1-28-05 personally appeared the above named CODY ALLEN 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.: 00060702

Before me:

Notary Public for Oregon

My commission expires:

Adrien Fleeck
12-3-06

Official Seal



21A