

05 FEB 7 PM 3:53

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After Recording Return to:

RUTH BOWEN

12145 Hollister  
Studio City CA 91604

Until a change is requested all tax statements  
Shall be sent to the person & address above.

State of Oregon, County of Klamath  
Recorded 02/07/05 3:53 p m  
Vol M05 Pg 08629  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

Aspen 60656 M4  
**WARRANTY DEED**  
(INDIVIDUAL)

STEPHEN D. STUART and WENDY E. STUART, husband and wife, herein called Grantors, convey(s) to RUTH BOWEN, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 211, MILLS SECOND 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.

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 **\$126,900.00**.  
(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 28, 2005

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Stephen D. Stuart  
STEPHEN D. STUART  
Wendy E. Stuart  
WENDY E. STUART

STATE OF CALIFORNIA, County of LOS ANGELES ) ss.

On 2 - 2, 2005 personally appeared the above named STEPHEN D. STUART and WENDY E. STUART and acknowledged the foregoing instrument to be their voluntary act and deed.

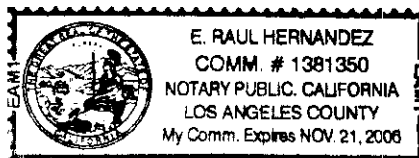
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060656

Before me: E. Raul Hernandez  
Notary Public for California  
My commission expires: 11-21-06

Official Seal



21A