

05 FEB 24 PM 11:00

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After Recording Return to:

Mr. and Mrs. Anthony W. Spurgeon

1057 McNear Ave
Petaluma CA 94952

State of Oregon, County of Klamath
Recorded 02/24/2005 11.00 a m
Vol M05 Pg 12120
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the persons and address shown above.

Aspen 60769 NA

WARRANTY DEED
(INDIVIDUAL)

BUCKLEY D. REED, herein called Grantor, convey(s) to ANTHONY W. SPURGEON and SHERI J. SPURGEON, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 9, Block 1, Tract No. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

MAP NO.: R-3909-13AA-02000-000

KEY NO.: R679979

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 **\$45,000.00**.
(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 February 17, 2005

Buckley D. Reed

BUCKLEY D. REED

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

On February 18, 2005,, personally appeared the above named **BUCKLEY D. REED** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00060769

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: **March 22, 2005**

Official Seal

