

05 MAR 15 PM 2:40

After Recording Return to:  
JAMES C. MARSDEN and ROBIN L. MARSDEN  
1492 Lakeshore Dr.  
Klamath Falls, Or. 97601  
Until a change is requested all tax statements  
Shall be sent to the following address:  
JAMES C. MARSDEN and ROBIN L. MARSDEN  
Same as above

State of Oregon, County of Klamath  
Recorded 03/15/2005 2:46 p m  
Vol M05 Pg 16989-90  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

*Aspen 60945 MS*  
**WARRANTY DEED**  
(INDIVIDUAL)

CHERYL L STALEY WHO ACQUIRED TITLE AS CHERYL L. KRUSMARK, herein called grantor, convey(s) to JAMES C. MARSDEN and ROBIN L. MARSDEN, husband and wife, herein called Grantees, 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.

The true and actual consideration for this transfer is **\$35,000.00.**  
(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 **March 11, 2005.**

\_\_\_\_\_  
CHERYL L STALEY  
*Cheryl L Staley*

STATE OF WASHINGTON, County of Cowlitz ) ss.

On March 12<sup>th</sup>, 2005 personally appeared the above named CHERYL L STALEY and acknowledged the foregoing instrument to be her voluntary act and deed.

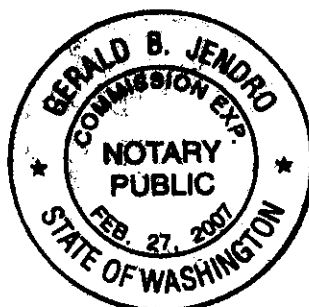
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060945

Before me: *Darrell B. Jendro*  
Notary Public for Washington  
My commission expires: *Feb. 27<sup>th</sup> 2007*

Official Seal



**Exhibit A**

**The South 99 feet of Tract No. 21, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion lying within Avalon Street.**

**CODE 024 MAP 3909-015CA TL 00400 KEY #578985**

Unofficial  
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