

05 MAR 17 PM 1:41

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After Recording Return to:

RUSSELL H. DEEVER JR. and MARGIE DEEVER

54 Dolores
Valley, CA 95590

Until a change is requested all tax statements

Shall be sent to the following address:

RUSSELL H. DEEVER JR. and MARGIE DEEVER

Same As Above

State of Oregon, County of Klamath
Recorded 03/17/2005 1:41 p.m.
Vol M05 Pg 17519
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Aspen to Dolores AF
WARRANTY DEED
(INDIVIDUAL)

WALTER L. MODEN and DONNA L. MODEN, herein called grantor, convey(s) to **RUSSELL H. DEEVER JR. and MARGIE DEEVER, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Parcel 2 of LP 39-95 being a portion of Lot 12 of **PLEASANT HOME TRACTS**, situated in the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

R-3909-002BD-01101-000 Key No.: R878697

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 **\$109,000.00**.
(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 3-15-05

Walter L. Moden
WALTER L. MODEN

Donna L. Moden
DONNA L. MODEN

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

On 3-15-05 personally appeared the above named **WALTER L. MODEN and DONNA L. MODEN** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

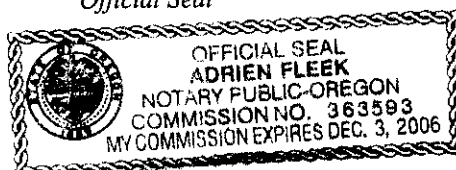
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060666

Before me: Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



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