

After Recording Return to:

BRIAN HANSEN and CAROL HANSEN

P.O. Box 7160Keno, OR 97627Until a change is requested all tax statements
Shall be sent to the persons & address above.State of Oregon, County of Klamath
Recorded 03/30/2005 11:19a m
Vol M05 Pg 21370
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

'05 MAR 30 AM 11:19

Aspen 60642
WARRANTY DEED
(INDIVIDUAL)

JAMES H. RIAHI and GLADYSDENE RIAHI, husband and wife, herein called Grantors, convey(s) to BRIAN HANSEN and CAROL HANSEN, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 22, Block 1, Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Map R-4008-020D0-03500-000 Key R625247

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 \$65,000.00.
(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 21, 2005

James H. Riahi
JAMES H. RIAHIGladysdene Riahi
GLADYSDENE RIAHISTATE OF Oregon County of Deschutes ss.On 03/24/05 personally appeared the above named JAMES H. RIAHI and GLADYSDENE RIAHI 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.: 00060642Before me: Annette Martinez
Notary Public for Oregon
My commission expires: 07/22/2007

Official Seal



2105*