

05 MAR 30 PM 3:10

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State of Oregon, County of Klamath  
Recorded 03/30/2005 3:10 p.m.  
Vol M05 Pg 21469  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 1

After Recording Return to:

JAMES R. WOLF

PO Box 1117  
Columbia, CA 95310

Until a change is requested all tax statements  
Shall be sent to the following address:

JAMES R. WOLF

Same As Above

Aspen 61003AF  
**WARRANTY DEED**  
(INDIVIDUAL)

DAVID MICHAEL ELLIS and KATHLEEN KAY ELLIS who acquired title as KATHLEEN KAY LONG, herein called grantor, convey(s) to JAMES R. WOLF, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 60, 61 and 62, Block 17, INDUSTRIAL 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.

EXCEPTING THEREFROM the following:

The N 1/2 Lots 60, 61 and 62, Block 17, INDUSTRIAL 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, more particularly described as follows:

Beginning at the most Northerly corner of Lot 60, Block 17, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS; thence Southeasterly along the South line of Martin Street, 75 feet to the Westerly line of Oak Street; thence Southwesterly along the Westerly line of Oak Street, 57.5 feet; thence Northwesterly parallel to Martin Street 75 feet to the Northwesterly line of Lot 60, said Block 17; thence Northerly along the Northwest line of said Lot 60, 57.5 feet to the point of beginning.

CODE 001 MAP 3809-033BA TL 07600 KEY# 416785

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 3-29-05

DAVID MICHAEL ELLIS

KATHLEEN KAY ELLIS

STATE OF OREGON, County of Klamath) ss.

On 3-29-05 personally appeared the above named DAVID MICHAEL ELLIS and KATHLEEN KAY ELLIS and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

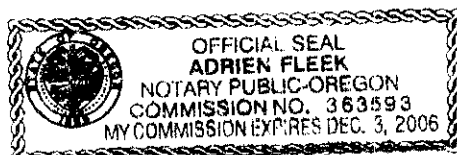
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061003

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

Official Seal



2/12