

05 APR 1 PM 1:32

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After Recording Return to:  
RICHARD L. GARBUTT and THOMAS F. DELA-ROSE  
635 Main  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 04/01/2005 1:32 p.m.  
Vol M05 Pg 22649-50  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

Aspen 61043 MA  
**WARRANTY DEED**  
(INDIVIDUAL)

JAMES L. LAWSON and MARGARET I. LAWSON, husband and wife, herein called Grantors, convey(s) to RICHARD L. GARBUTT and THOMAS F. DELA-ROSE, each as to an undivided one-half interest, 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 \$25,000.00.  
(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 14, 2005.

\_\_\_\_\_  
JAMES L. LAWSON  
\_\_\_\_\_  
MARGARET I. LAWSON

STATE OF Bonaire, County of Netherlands Antilles ) ss.

On March 23<sup>rd</sup>, 2005, personally appeared the above named JAMES L. LAWSON and MARGARET I. LAWSON and acknowledged the foregoing instrument to be 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.: 00061043

Before me: Dr. M. Maartense  
Civil-Law-Notary Public for  
My commission expires \_\_\_\_\_

Official Seal



**Exhibit A**

**Lots 11C, 11D, 12C and 12D, Block 4, SUPPLEMENTAL PLAT OF RAILROAD 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.**

**CODE 001 MAP 3809-033BB TL 03101 KEY #888711**

**CODE 001 MAP 3809-033BB TL 03000 KEY #414983**