

'05 APR 15 PM3:30

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After Recording Return to:

RYAN B. WEIDER AND BROOKE E. WEIDER

1423 Lakeshore Dr
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

RYAN B. WEIDER AND BROOKE E. WEIDER

Same As Above

State of Oregon, County of Klamath

Recorded 04/15/2005 3:30 p-m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen 61027AF
WARRANTY DEED
(INDIVIDUAL)

R. Weider

THOMAS A. FOOTE JR., herein called grantor, convey(s) to RYAN WEIDER AND BROOKE WEIDER, ~~HUSBAND AND WIFE~~ AS TENANTS BY THE ENTIRETY all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3 and that portion of vacated Oregon Avenue adjacent to the North line of Lot 3, Block 47, BUENA VISTA 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 3809-030AB TL 02600 KEY #184160

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 **\$160,650.00.**
(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 4-14-05

Thomas A. Foote Jr.
THOMAS A. FOOTE JR.

STATE OF OREGON, County of Klamath) ss.

On Apr 14, 05 personally appeared the above named THOMAS A. FOOTE JR. and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

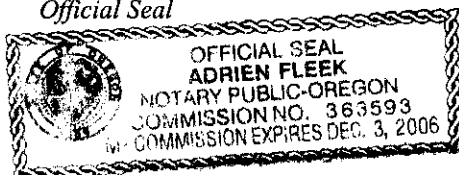
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00061027

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

Official Seal



21.00