

After Recording Return to:

MATTHEW BROWN

457 DuPont St
Klamath Falls, OR 97601

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

State of Oregon, County of Klamath

Recorded 04/15/2005 3:31 p m

Vol M05 Pg 26583

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen LAOYIAF
WARRANTY DEED
(INDIVIDUAL)

DAVID E. NEET, herein called grantor, convey(s) to MATTHEW BROWN, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 10, THE TERRACES 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 3809-028DB TL 05300 KEY #307279

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 \$114,900.00.
(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 4-15-05

David E. Neet
DAVID E. NEET

STATE OF OREGON, County of Klamath) ss.

On 4-15-05 personally appeared the above named DAVID E. NEET 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.: 00061041

Before me: Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-30-06

Official Seal



2100