

'05 APR 28 AM 11:20

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After Recording Return to:

**HARVEY L. SPEARS JR. and GRETCHEN SPEARS**

**3704 Christine Lane** *18713 Nolder Rd*  
**Klamath Falls, OR 97603** *Carenew, Oregon 97603*

Until a change is requested all tax statements

Shall be sent to the following address:

**HARVEY L. SPEARS JR. and GRETCHEN SPEARS**

Same as Above

State of Oregon, County of Klamath

Recorded 04/28/2005 11:20 AM

Vol M05 Pg 30232

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

*Aspen 61351 4F*  
**WARRANTY DEED**  
(INDIVIDUAL)

ANESTI ADUEH and NADIA ADUEH, herein called grantor, convey(s) to **HARVEY L. SPEARS JR. and GRETCHEN SPEARS, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as: *HS*

A parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Southeast corner of Lot 5, Block 2, PINE GROVE RANCHETTES, a duly platted and recorded subdivision in Klamath County, Oregon; thence South 89° 55' 00" East, 208.29 feet; thence North 00° 08' 00" East, 227.67 feet; thence North 89° 52' 00" West, 208.29 feet to a 5/8 inch iron pin on the Northeast corner of said Lot 5, Block 2; thence South 00° 08' 00" West along the East line of said Lot 5, Block 2, 227.84 feet to the point of beginning.

CODE 046 MAP 3910-009AD TL 01100 KEY# 592996

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 **\$55,000.00**.  
(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 4-27-05

*Anesti Adueh*  
**ANESTI ADUEH**

*Nadia I Adueh*  
**NADIA ADUEH**

STATE OF OREGON, County of **Klamath**) ss.

On 4-27-05 personally appeared the above named **ANESTI ADUEH and NADIA ADUEH** and acknowledged the foregoing instrument to be **their/his/her** voluntary act and deed.

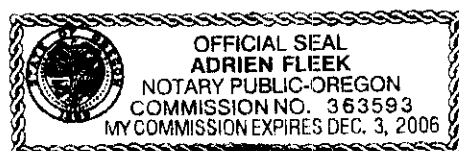
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061351

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

Official Seal



*2100*  
*dx*