

After Recording Return to:

Mr. and Mrs. Jerry O. Anderson

3717 Beverly Dr.
Klamath Falls, OR. 97603

State of Oregon, County of Klamath

Recorded 05/12/05 1:25 Pm

Vol M05 Pg 34366

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

Aspen 1378m
WARRANTY DEED
(INDIVIDUAL)

ALFRED L. EDGAR and JUDY A. EDGAR, formerly doing business as Aspen Builders, an Oregon assumed Business Name, herein called Grantors, convey(s) to JERRY O. ANDERSON and ELIZABETH A. ANDERSON, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 54, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County for the widening of Homedale Road.

CODE 041 MAP 3809-035DB TL 00100 KEY #450283

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 \$212,000.00 as paid by Grantees pursuant to an IRC 1031 Exchange.

(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. *Edgar*

Dated: May 2,, 2005.

Alfred L. Edgar
ALFRED L. EDGAR

Judy A. Edgar
JUDY A. EDGAR

STATE OF OREGON, County of Klamath) ss.

On May 2, 2005, personally appeared the above named ALFRED L. EDGAR and JUDY A. EDGAR and acknowledged the foregoing instrument to be their voluntary act and deed.

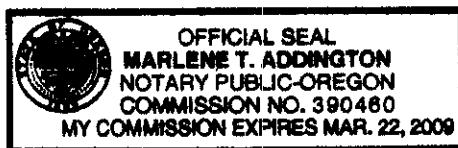
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00061378

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2009

Official Seal



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