

After Recording Return to:

NATALIE L. HANCE

Box 377

Beno, OR 97627

State of Oregon, County of Klamath

Recorded 05/19/05 3:21 p mVol M05 Pg 36690

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

*Aspen 61358ms*  
**WARRANTY DEED**  
(INDIVIDUAL)

VINCENT J. BODE and LOIS A. BODE, husband and wife, herein called Grantors, convey(s) to NATALIE L. HANCE, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Northerly 1/2 of Lot 1, the Northerly 1/2 of Lot 2, but EXCEPTING the Westerly 20 feet thereof, Lot 5 but EXCEPTING portion deeded to State of Oregon in Deed Book 283 at Page 11, All of Lot 6, All being in Block 1, PLAT OF LINKVILLE, now City of Klamath Falls, Klamath County, Oregon.

CODE 001 MAP 3809-032BD TL 11800 KEY# 475202

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 \$106,000.00.  
(here comply with the requirements of ORS 93.930)

*mkf*  
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 May 18, 2005.

*Vincent J. Bode*  
\_\_\_\_\_  
VINCENT J. BODE

*Lois A. Bode*  
\_\_\_\_\_  
LOIS A. BODE

STATE OF OREGON, County of Klamath) ss.

On May 19, 2005, personally appeared the above named VINCENT J. BODE and LOIS A. BODE 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.: 00061358

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

Official Seal

