

05 MAY 24 PM 3:24

After Recording Return to:  
**DAVID ALLEN DOTSON and GENA L. DOTSON**  
1749 Summers Lane  
Klamath Falls OR 97603

State of Oregon, County of Klamath  
Recorded 05/24/05 3:24 p.m.  
Vol M05 Pg 38082  
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 61355m14 **WARRANTY DEED**  
(INDIVIDUAL)

**VIOLA E. ALLEN and JAMES ALLEN**, herein called Grantors, convey(s) to **DAVID ALLEN DOTSON and GENA L. DOTSON**, husband and wife, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 3, Block 12, Tract No. 1026, THE MEADOWS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 041 MAP 3909-011CD TL 01000 KEY# 556295**

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 **\$160,000.00**.  
(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 **May 19, 2005**.

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\_\_\_\_\_  
**VIOLA E. ALLEN** B7 Gas D Allen  
Viola E Allen **ATTORNEY IN FACT**  
By: **JAMES D. ALLEN**, her attorney in fact  
James Allen  
**JAMES ALLEN**

STATE OF Washington, County of King ) ss.

On May 23, 2005, personally appeared the above named **JAMES D. ALLEN**, aka **JAMES ALLEN**, both for himself, individually, and as attorney in fact for **VIOLA E. ALLEN**, and acknowledged the foregoing instrument to be his voluntary act and deed and that of said principal.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.  
  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061355

Before me: Irene M. Balbuena  
Notary Public for State of WA  
My commission expires: 05/01/08

Official Seal



210A