

05 MAY 31 PM 3:17

Vol M05 Page 39955

After Recording Return to:  
**GLENN E. TYPER and THERESA A. TYPER**  
PO Box 979  
Chiloquin OR 97624  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**GLENN E. TYPER and THERESA A. TYPER**  
Same as above

State of Oregon, County of Klamath  
Recorded 05/31/05 3:17 p m  
Vol M05 Pg 39955-56  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

*Aspen 11335ms*  
**WARRANTY DEED**  
(INDIVIDUAL)

**ERIK ELLEFSEN and GRETHE H. ELLEFSEN**, herein called grantor, convey(s) to **GLENN E. TYPER and THERESA A. TYPER**, husband and wife, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$159,800.00**.  
(here comply with the requirements of ORS 93.930)

*let  
net*  
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 27, 2005.

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\_\_\_\_\_

*Erik Ellefsen*  
ERIK ELLEFSEN  
*Grethe H Ellef*  
GRETHE H. ELLEFSEN

STATE OF OREGON, County of Klamath) ss.

On May 27 2005 personally appeared the above named **ERIK ELLEFSEN and GRETHE H. ELLEFSEN** and acknowledged the foregoing instrument to be their voluntary act and deed.

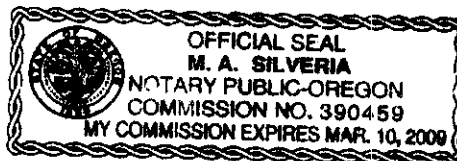
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061335

Before me: *M. A. Silveria*  
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal



## Exhibit A

A portion of that tract of land described in Volume M80 at Page 24962, Deed Records of Klamath County, Oregon, said portion being more particularly described as follows:

Commencing at the Northwest corner of the above described tract of land, said corner marked with a 5/8" iron rod; thence North 89° 48' 06" East, 894.26 feet along the North boundary of said tract of land to a 5/8" iron rod and the true point of beginning of this description; thence continuing along said North boundary North 89° 48' 06" East, 410.00 feet to a 5/8" iron rod marking the Northeast corner of said tract of land; thence 00° 05' 25" East, 345.11 feet to a 5/8" iron rod marking the Southeast corner of said tract of land; thence South 89° 55' 16" West, 410.00 feet along the South boundary of said Tract to a 5/8" iron rod; thence North 00° 05' 25" West, 344.26 feet to the true point of beginning, with bearings based on Major Partition 81-10 on file in the office of Klamath County Engineer.

TOGETHER WITH a 30 foot ingress and egress easement as described in Deeds recorded July 8, 1982 in Book M82, Page 8606 and in Book M82 at Page 8610, Microfilm Records of Klamath County, Oregon.

CODE 118 MAP 3407-034B0 TL 02400 KEY# 197824