

After Recording Return to:
JAMES ANDERSON and SANDRA ANDERSON

State of Oregon, County of Klamath
 Recorded 06/01/05 3:15 P m
 Vol M05 Pg 40649
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
 Shall be sent to the following address:

JAMES ANDERSON and SANDRA ANDERSON
 Same As Above

Aspen 61366 AF
WARRANTY DEED
 (INDIVIDUAL)

CHRIS FANGMAN and JADINNE FANGMAN, herein called grantor, convey(s) to **JAMES ANDERSON and SANDRA ANDERSON, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 8, Block 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, and the South 55 feet of the East 26 feet of the Westerly 26.6 feet of Lot 3, Block 42, **FIRST ADDITION TO THE CITY OF KLAMATH FALLS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-032BA TL 04300 KEY# 411423
CODE 001 MAP 3809-032BA TL 04700 KEY# 411361

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 **\$175,000.00**.
 (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 31, 2005
Chris Fangman
CHRIS FANGMAN

Jadinne Fangman
JADINNE FANGMAN

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

On *May 31, 2005 and June 1, 2005* personally appeared the above named **CHRIS FANGMAN and JADINNE FANGMAN** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

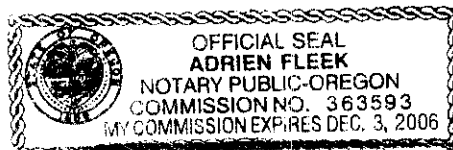
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
 Order No.: 00061366

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

Official Seal



21A