

05 JUN 17 AM 11:47

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After Recording Return to:

PO BOX 558  
Keno, OR 97636  
MATTHEW J. MIXELL and JENNIFER M. MIXELL

State of Oregon, County of Klamath

Recorded 06/17/05 11:47a m

Vol M05 Pg 45622

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:

MATTHEW J. MIXELL and JENNIFER M. MIXELL

Same as Above

*Aspen 11/13/05*  
**WARRANTY DEED**  
(INDIVIDUAL)

RICHARD RONAN and SUSAN RONAN, herein called grantor, convey(s) to MATTHEW J. MIXELL and JENNIFER M. MIXELL, HUSBAND AND WIFE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 12, FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

LESS the Northwesterly 73 feet described as follows:

Beginning at the Southwest corner of Lot 4, Block 12, said point being on the Easterly boundary of Ponderosa Lane; thence following said Easterly boundary in a Southeasterly direction 73 feet; thence Northeasterly on a line parallel to the South boundary of said Lot 4 to the Southwest boundary of Lot 2, Block 12; thence following said Southwest boundary in a northwesterly direction to the Southeast corner of Lot 4, Block 12; thence Southwesterly along said Southerly boundary of Lot 4 to the point of beginning.

CODE 097 MAP 3907-025C0 TL 07801 KEY# 886883

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 \$199,900.00.  
(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 6-16-05

*Richard Ronan*  
RICHARD RONAN

*Susan Ronan*  
SUSAN RONAN

STATE OF OREGON, County of Klamath) ss.

On June 16, 05 personally appeared the above named RICHARD RONAN and SUSAN RONAN and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

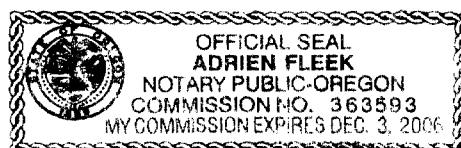
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061613

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

Official Seal



*20*