

05 JUN 21 AM 11:17

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After Recording Return to:

JAMES E. GARNER and VEDA L. GARNER

4100 S Stanton Way
Bakersfield, CA 93304

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

JAMES E. GARNER and VEDA L. GARNER

Same as Above

State of Oregon, County of Klamath

Recorded 06/21/05 11:17a m

Vol M05 Pg 46469

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen 61634AF
WARRANTY DEED
(INDIVIDUAL)

SUSAN HEFNER, herein called grantor, convey(s) to JAMES E. GARNER and VEDA L. GARNER, HUSBAND AND WIFE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 24, Block 54, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 036 MAP 3811-014C0 TL 06100 KEY# 467649

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 \$16,500.00.
(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 6-20-05

HEFNER FAMILY TRUST AGREEMENT DATED MAY 5, 1986

[Signature]
SUSAN HEFNER, TRUSTEE/INDIVIDUAL

CALIFORNIA, SANDIEGO
STATE OF ~~OREGON~~ County of ~~Klamath~~ ss.

On 20 JUNE 2005 personally appeared the above named SUSAN HEFNER and acknowledged the foregoing instrument to be ~~their/his~~ her voluntary act and deed.

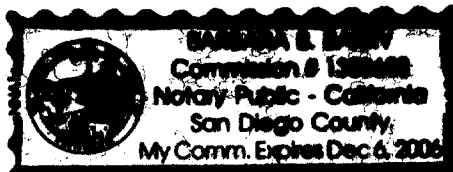
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061634

Before me: Deborah S. Baur
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: DECEMBER 6, 2006

Official Seal



2100X