

State of Oregon, County of Klamath  
Recorded 07/01/05 2:47p m  
Vol M05 Pg 50541  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

JEFFREY FINNIGAN and CHRISTINA FINNIGAN

20060 Ginger Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JEFFREY FINNIGAN and CHRISTINA FINNIGAN

Same as Above

Aspen 6/16/05  
**WARRANTY DEED**  
(INDIVIDUAL)

RICHARD A. FULLER, herein called grantor, convey(s) to JEFFREY FINNIGAN and CHRISTINA FINNIGAN, HUSBAND AND WIFE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 11, Block 4, DIXON 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.

CODE 001 MAP 3809-028DC TL 03000 KEY# 374730

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 \$75,000.00.  
(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 July 1, 2005

Richard A. Fuller  
RICHARD A. FULLER

STATE OF OREGON, County of Klamath) ss.

On July 1, 2005 personally appeared the above named RICHARD A. FULLER and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

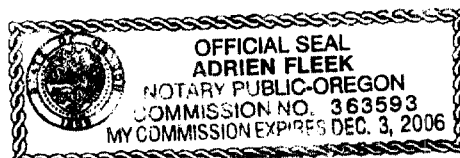
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061635

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

Official Seal



21A