

05 JUL 5 PM 11:45

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After Recording Return to:

MORGAN L. STEINER and ELLEN P. STEINER

5235 Primrose Lane
Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the person & address shown above.

State of Oregon, County of Klamath

Recorded 07/05/05 11:46 a m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

FLORENCE I. LAGRANDE and JANICE K. KRAUSE and RAMA I. TRAPMAN and PAMELA J. HAUFF, herein called Grantors, convey(s) to **MORGAN L. STEINER and ELLEN P. STEINER**, husband and wife, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The East one-half of Lots 1 and 2, Block 30, SECOND 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 3809-029AC TL 08500 KEY# 214645

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 **\$92,100.00**.
(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: **June 29, 2005**.

Florence I. LaGrande
FLORENCE I. LA GRANDE

Janice K. Krause
JANICE K. KRAUSE

PAMELA J. HAUFF
Pamela J. Hauff by Janice K. Krause
BY: JANICE K. KRAUSE, her attorney in fact
her attorney in fact

Rama I. Trapman
RAMA I. TRAPMAN

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

On June 30, 2005, personally appeared the above named **FLORENCE I. LA GRANDE** and **RAMA I. TRAPMAN** and **JANICE K. KRAUSE**, both for herself and as attorney in fact for **PAMELA J. HAUFF**.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00061591

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

Official Seal

