

05 JUL 6 PM 3:11

Vol M05 Page 51440

After Recording Return to:
JACK B. SHEEHAN and JEAN E. SHEEHAN

State of Oregon, County of Klamath
Recorded 07/06/05 3:11 P m
Vol M05 Pg 51440
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:

JACK B. SHEEHAN and JEAN E. SHEEHAN
Same As Above **2122 Ashley Court**
Klamath Falls, OR 97603

Aspen 60879AF
WARRANTY DEED
(INDIVIDUAL)

JERRY O. ANDERSON AND ELIZABETH A. ANDERSON TRUSTEES OF THE ANDERSON LOVING TRUST DATED OCTOBER 16, 1990, herein called grantor, convey(s) ^{and warrants} to **JACK B. SHEEHAN and JEAN E. SHEEHAN, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 11, Tract No. 1304, PLEASANT VISTA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 043 MAP 3909-001BD TL 03500 KEY #884690

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 **\$132,500.00**.
(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 June 17, 2005

ANDERSON LOVING TRUST DATED OCTOBER 16, 1990

[Signature]
JERRY O. ANDERSON, TRUSTEE/INDIVIDUAL

[Signature]
ELIZABETH A. ANDERSON, TRUSTEE/INDIVIDUAL

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

On June 17, 2005 personally appeared the above named **JERRY O. ANDERSON and ELIZABETH A. ANDERSON** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

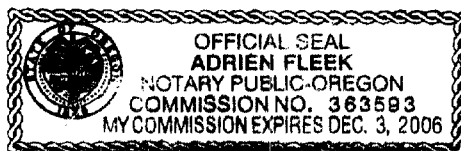
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: **00060879**

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



2100