

05 JUL 7 PM 3:16

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After Recording Return to:

RICHARD P. JANSKY and ALEXIS CAMPBELL JANSKY

1960 Harriman St.
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the persons & address shown above.

State of Oregon, County of Klamath

Recorded 07/07/05 3:16 P.m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ATC 61671mm
WARRANTY DEED
(INDIVIDUAL)

GRACE B. MC BRIDE, herein called Grantor, convey(s) to RICHARD P. JANSKY and ALEXIS CAMPBELL JANSKY, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

A portion of Lots 5 and 6, Block 72, BUENA VISTA 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, more particularly described as follows:

Beginning at the Northeasterly corner of Block 72, BUENA VISTA ADDITION, which point is also the Northeasterly corner of Lot 6 of said Block, and running thence South 37° 09' West, along the Westerly line of Harriman Avenue 92.0 feet to the corner common to Lots 5 and 6; thence continuing South 37° 09' West, along said Westerly line of Harriman Avenue 50 feet to the most Southerly corner of Lot 5; thence at right angles North 52° 51' West a distance of 60 feet to a point on the lines between Lots 4 and 5 of said Block 72; thence North 13° 51' East a distance of 54.4 feet to a point on the line between Lots 5 and 6; thence South 52° 51' East along said line between Lots 5 and 6 a distance of 41.9 feet to a point; thence at right angles North 37° 09' East a distance of 62.0 feet to a point on the Southerly line of Prescott Street; thence following said Southerly line of Prescott Street North 89° 31' East a distance of 50.0 feet to the point of beginning.

CODE 001 MAP 3809-029BD TL 02600 KEY #212629

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 \$135,000.00.
(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 2, 2005.

Grace B. Mc Bride
GRACE B. MC BRIDE

STATE OF OREGON, County of Klamath) ss.

On July 5, 2005, personally appeared the above named GRACE B. MC BRIDE and acknowledged the foregoing instrument to be her voluntary act and deed.

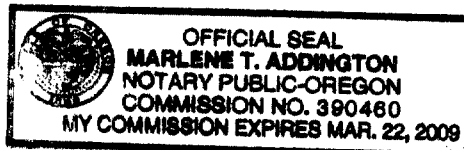
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00061671

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2009

Official Seal



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