

05 JUL 15 PM 2:32

After Recording Return to:
PAUL BRUX and ELIZABETH BRUX
4045 Altamont Dr

Klamath Falls, Or 97603

Until a change is requested all tax statements
Shall be sent to the following address:
PAUL BRUX and ELIZABETH BRUX
Same as above

State of Oregon, County of Klamath
Recorded 07/15/05 2:32 p.m
Vol M05 Pg 54378-79
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Aspen 61350

WARRANTY DEED
(INDIVIDUAL)

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R

C. ROLAND MCCARTY, herein called grantor, convey(s) to PAUL BRUX and ELIZABETH BRUX, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 6, TRACT 1283, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 063 MAP 3908-012DA TL 01500 KEY# 877169

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 \$19,000.00.
(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 11, 2005.

C. Roland McCarty
C. ROLAND MCCARTY

STATE OF OREGON, County of Klamath) ss.

see attached Acknowledgement

On July _____, 2005 personally appeared the above named C. ROLAND MCCARTY and acknowledged the foregoing instrument to be his 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.: 00061350

Before me: _____
Notary Public for Oregon
My commission expires:

Official Seal

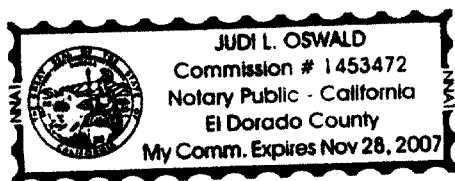
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF

El Dorado} SS.
}On July 14, 2005 before me, the undersigned, a Notary Public in and forsaid State personally appeared C Roland McCarty
Name(s) of Signer(s)

☐ Personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(Area above for official notarial seal)

Witness my hand and official seal.

Judi L. Oswald
Signature of Notary
Judi L. Oswald
Name (Typed or Printed)

Capacity Claimed by Signer

- ☒ Individual(s)
☐ Corporate Officer(s) - Title(s) _____

☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Signer is Representing: Name of person(s) or
Entity(ies) _____

Description of Attached Document

(Although this information is optional, it could prevent fraudulent attachment of this certificate to another document.)

This certificate is for attachment to the document described below:

Title or type of document Warranty Deed

Number of pages 1

Date of document 7-11-05

Signer(s) other than named above [Signature]