

After Recording Return to:

**CARL A. PFEIFFER and MAUREEN E. PFEIFFER**  
1905 OREGON AVENUE

KLAMATH FALLS, OR. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

**CARL A. PFEIFFER and MAUREEN E. PFEIFFER**

Same as above

ATC 62095 MS

## WARRANTY DEED

(INDIVIDUAL)

**JAMES C. MARSDEN and ROBIN L. MARSDEN**, herein called grantor, convey(s) to **CARL A. PFEIFFER and MAUREEN E. PFEIFFER**, tenants by the entirety, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lots 11 and 12, Block 1, HOLLISTER 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 3809-032AA TL 13300 KEY #414395**

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

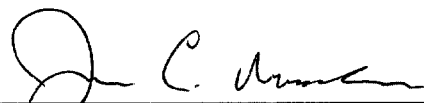

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$52,000.00**.  
(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 **August 3, 2005**.

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**JAMES C. MARSDEN**  
  
\_\_\_\_\_  
**ROBIN L. MARSDEN**

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

On August 3, 2005 personally appeared the above named **JAMES C. MARSDEN and ROBIN L. MARSDEN** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062095

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

Official Seal

