

After Recording Return to:
JEFF TANTZEN and JENNIFER TANTZEN
P.O. Box 553
Shingletown, CA 96088
Until a change is requested all tax statements
Shall be sent to the following address:
JEFF TANTZEN and JENNIFER TANTZEN
Same as Above

Aspen 62032

WARRANTY DEED
(INDIVIDUAL)

JAMES R. POWELL, herein called grantor, convey(s) to JEFF TANTZEN and JENNIFER TANTZEN, HUSBAND AND WIFE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 39 Block 12, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 033 MAP 3711-021A0 TL 01800 KEY# 388645

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 \$15,000.00.
(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 8-4-05

James R. Powell
JAMES R. POWELL

STATE OF WA County of Jefferson) ss.

On Aug, 4, 2005 personally appeared the above named JAMES R. POWELL and acknowledged the foregoing instrument to be their his 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.: 00062032

Before me: Carney Mick-Hager
Notary Public for Port Townsend
My commission expires: 3/10/09

Official Seal

