

After Recording Return to:
JAMES WOLF
PO BOX 1117
COLUMBIA, CA 95310
Until a change is requested all tax statements
Shall be sent to the following address:
JAMES WOLF
Same as Above

State Of Oregon, County Of Klamath

M05-62297

08/19/2005 01:14:27 PM

Of Pages 2 Fee: \$26.00

ATC 61909AF

WARRANTY DEED
(INDIVIDUAL)

JAMES CHRISTIPHER MARSDEN and ROBIN L. MARSDEN, herein called grantor, convey(s) to **JAMES WOLF, AN ESTATE IN FEE SIMPLE**, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The Westerly 68 feet of Lot 6, Block 3, **FAIRVIEW 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 3809-029DB TL 10500 KEY# 302318

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 **\$53,500.00**.
(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 August 17, 05

See Attached 2 pg for Signature
+ Notary of James christopher marsden
JAMES CHRISTIPHER MARSDEN

Robin L. Marsden
ROBIN L. MARSDEN

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

On August 17, 05 personally appeared the above named ~~JAMES CHRISTIPHER MARSDEN~~ and **ROBIN L. MARSDEN** and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061909

Before me: Adrien Fleek
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



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(INDIVIDUAL)

ATC 61909

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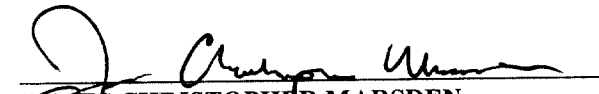
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Dated 8/18/05


JAMES CHRISTOPHER MARSDEN
California San Diego
STATE OF OREGON, County of ~~Klamath~~ ss.

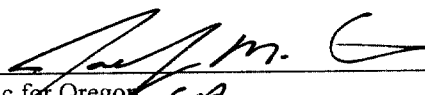
ROBIN L. MARSDEN

On Aug 18, 2005 personally appeared the above named **JAMES CHRISTOPHER MARSDEN and ROBIN L. MARSDEN** and acknowledged the foregoing instrument to be ~~their/his/her~~ voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061909

Before me: 
Notary Public for Oregon CA
My commission expires: 4-25-06

Official Seal

