

After Recording Return to:

DEAN E. RICKS and KAREN A. RICKS

9300 Carolina Dr.  
Central Point, Or. 97502

Until a change is requested all tax statements

Shall be sent to the following address:

DEAN E. RICKS and KAREN A. RICKS

Same as above

State Of Oregon, County Of Klamath

M05-63391

09/01/2005 03:23:39 PM

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Fee: \$21.00

## WARRANTY DEED

(INDIVIDUAL)

ATE 02159  
JIM BRADLEY and DEE BRADLEY, herein called grantor, convey(s) to DEAN E. RICKS and KAREN A. RICKS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 8, Block 1, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 012 MAP 3407-034DC TL 02800 KEY# 199715

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 \$32,000.00.  
(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 25, 2005.

\_\_\_\_\_  
JIM BRADLEY  
\_\_\_\_\_  
Dee Bradley  
DEE BRADLEY

STATE OF California ~~OREGON~~, County of Calaveras ) ss.

On August 29, 2005 personally appeared the above named JIM BRADLEY and DEE BRADLEY and acknowledged the foregoing instrument to be their 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.: 00062159

Before me:

Notary Public for Oregon California

My commission expires: 6-16-09

Official Seal

