

M05-63708

Klamath County, Oregon

09/07/2005 02:59:30 PM

Pages 2 Fee: \$26.00

After Recording Return to:

CHARLES NAGY JR. and ARLA N. ANDERSON

1688 Fisher Rd
Roseburg, Or. 97470

Until a change is requested all tax statements

Shall be sent to the following address:

CHARLES NAGY JR. and ARLA N. ANDERSON

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE 62227

JAMES R. POWELL, herein called grantor, convey(s) to CHARLES NAGY JR. and ARLA N. ANDERSON, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$38,000.00.
(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 31, 2005.

James R. Powell
JAMES R. POWELL

STATE OF WASHINGTON, County of Jefferson) ss.

On Sept 1st, 2005 personally appeared the above named JAMES R. POWELL 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.: 00062227

Before me: Jami R. Sukert
Notary Public for Washington
My commission expires 8/7/07

Official Seal

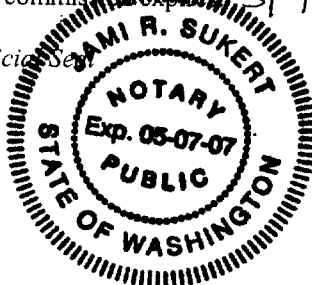


Exhibit A

Government Lots 1 and 2 and the S 1/2 NE 1/4 situated in Section 6, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the NW 1/4 NE 1/4 NE 1/4 and the E 1/2 NE 1/4 NW 1/4 NE 1/4 situated in Section 6, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

CODE 008 MAP 3611-006A0 TL 00100 KEY# 335765