

M05-64231

Klamath County, Oregon

09/14/2005 02:33:08 PM

Pages 1 Fee: \$21.00

After Recording Return to:

TED C. BREWER and ALICE J. BREWER

3116 Lodi Street

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

TED C. BREWER and ALICE J. BREWER

Same as Above

WARRANTY DEED

(INDIVIDUAL)

ATE 62192

DOROTHY P. CADY, herein called grantor, convey(s) to **TED C. BREWER and ALICE J. BREWER, HUSBAND AND WIFE**, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Those portions of Lots 30, 31 and 32, **INDEPENDENCE TRACTS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Beginning at an iron pin which marks the Northeast corner of Lot 32; thence South 0° 13' East along the East line of Lots 32, 31 and 30, a distance of 203.22 feet to an iron pin marking the Southeast corner of Lot 30; thence North 71° 27' West along the South line of Lot 30 a distance of 79.7 feet to an iron pin; thence North 0° 13' West a distance of 193.2 feet to an iron pin which lies on the North line of Lot 32; thence South 78° 23' East along the North line of Lot 32 a distance of 77.14 feet, more or less, to the point of beginning.

CODE 041 MAP 3909-011AA TL 04700 KEY# 548054

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 **\$82,000.00**.

(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 9-14-05.

Dorothy Cady
DOROTHY P. CADY

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

On Sept 14, 05 personally appeared the above named **DOROTHY P. CADY** and acknowledged the foregoing instrument to be **their/his/her** voluntary act and deed.

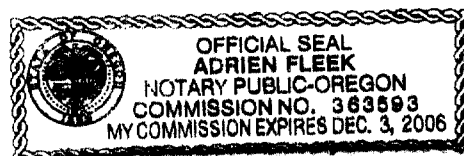
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062192

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

Official Seal



[Handwritten signature/initials]

21-A