

M05-67537

Klamath County, Oregon

10/26/2005 03:17:23 PM

Pages 1 Fee: \$21.00

After Recording Return to:

JAMES R. WOLF

PO Box 1117

Columbia, CA 95310

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES R. WOLF

Same As Above

WARRANTY DEED

(INDIVIDUAL)

ATE- 62200 AF

JEFFREY S. SWEETMAN and KATHLEEN D. SWEETMAN, herein called grantor, convey(s) to **JAMES R. WOLF, AN ESTATE IN FEE SIMPLE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The Northerly 54.2 feet of Lot 14, FAIRACRES NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3809-035DB TL 03600 KEY #449704

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 **\$110,000.00**.

(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 24 OCT 05

Jeffrey S. Sweetman

JEFFREY S. SWEETMAN

Kathleen D. Sweetman

KATHLEEN D. SWEETMAN

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

On October 24, 2005 personally appeared the above named **JEFFREY S. SWEETMAN and KATHLEEN D. SWEETMAN** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:

appeared, Jeffrey S. Sweetman.

Before me: *Kristine Zimmerman*

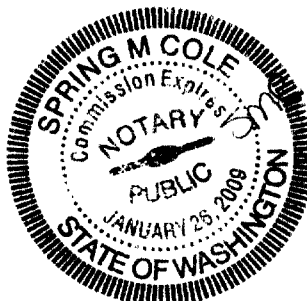
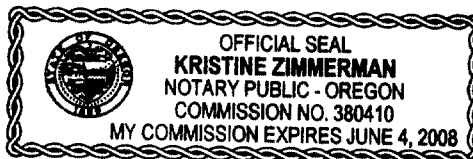
Notary Public for Oregon

My commission expires: *June 4, 2008*

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062200

Official Seal



*Spring M Cole
Spring M Cole
Spokane WA 99201
exp Jan 26, 2009*

21-A