

M05-68717

Klamath County, Oregon

11/09/2005 03:13:15 PM

Pages 1 Fee: \$21.00

After Recording Return to:

TIM A. STEINER

*9036 Aspen Rd
Klamath Falls, OR 97603*

Until a change is requested all tax statements

Shall be sent to the following address:

TIM A. STEINER

Same as above

WARRANTY DEED

(INDIVIDUAL)

+ AS

ATE - 62600 AF

RYAN B. WEIDER, herein called grantor, convey(s) to **TIM A. STEINER, AN ESTATE IN FEE SIMPLE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Beginning at the most Southerly corner of Lot 6, Block 16, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in Klamath County, Oregon; thence 66 feet Northeasterly along the alley in said Block 16; thence 40 feet Northwesterly and parallel with North Second Street; thence Southwesterly and parallel to alley in said Block 16, 66 feet to the Northeasterly line of North Second Street; thence Southeasterly 40 feet along the Northeasterly line of North Second Street to the place of beginning.

CODE 001 MAP 3809-032BA TL 13900 KEY# 475060

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 **\$68,000.00**.

(here comply with the requirements of ORS 93.930) This deed direct to the Grantee by the Grantor is being done at the direction of the Exchange company as part of a §1031 Tax Deferred Exchange by the Grantee.)

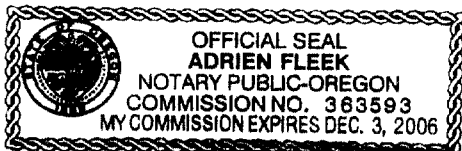
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated *11-9-05*.

Ryan B. Weider
RYAN B. WEIDER

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

On *Nov 9, 05* personally appeared the above named **RYAN B. WEIDER** and acknowledged the foregoing instrument to be their voluntary act and deed.



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

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00062600

\$21-A