

M05-68721

Klamath County, Oregon

11/09/2005 03:19:30 PM

Pages 1 Fee: \$21.00

After Recording Return to:

MICHAEL CALLAHAN

324 Martin St
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MICHAEL CALLAHAN

Same As Above

WARRANTY DEED

(INDIVIDUAL)

ATE-62601 AF

MICHAEL SLAY, herein called Grantors, convey(s) to **MICHAEL CALLAHAN**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

All of Lot 42 and the most Northwesterly 12 1/2 feet of Lot 43, Block 18, INDUSTRIAL TO THE CITY OF **KLAMATH FALLS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. *hsc*

CODE 001 MAP 3809-033AB TL 12800 KEY# 417677

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, a Trust Deed, including the terms and provisions thereof, recorded July 15, 1994, in Book M-94, Page 21826, in favor of Everett W. Booe and Yvonne E. Booe, husband and wife, and, per instrument recorded July 15, 1994, in Book M-94, Page 21828, the beneficial interest of which was collaterally assigned to ERA Nicholson & Associates, which Trust Deed the Grantee herein agrees to assume and pay according to the terms contained therein,

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 **\$41,712.35**.
(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 11-9-05

[Signature]
MICHAEL SLAY

STATE OF OREGON, County of Klamath) ss.

On Nov 9, 2005, 2005 personally appeared the above named **MICHAEL SLAY** and acknowledged the foregoing instrument to be their voluntary act and deed.

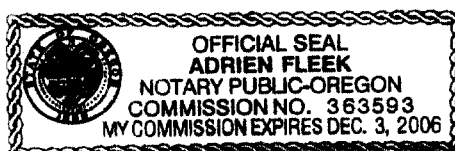
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062601

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 12-03-06

Official Seal



21-A