

M05-69778

Klamath County, Oregon

11/23/2005 03:13:26 PM

Pages 1 Fee: \$21.00

After Recording Return to:

RYAN D DRAKE
3446 GRANITE STREET
KLAMATH FALLS, OR. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

RYAN D DRAKE

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE-6249254

E. LYNN DEAN, herein called grantor, convey(s) to **RYAN D DRAKE**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Parcel 2 of Land Partition 7-05 being a Replat of Lot 12, Block 8, STEWART, situated in the NW 1/4 SW 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

CODE 063 MAP 3909-007CB TL 04400 KEY #538305

CODE 063 MAP 3909-007CB TL 04401 KEY #891764

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 **\$130,000.00**.
(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 November 4, 2005.


E. LYNN DEAN

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

On November 4, 2005 personally appeared the above named **E. LYNN DEAN** and acknowledged the foregoing instrument to be his voluntary act and deed.

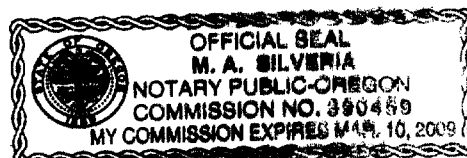
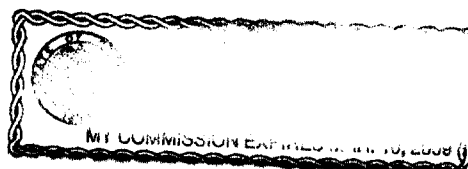
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062492

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



421-A