ASPEN: 62610 MS

M05-71963

Klamath County, Oregon 12/28/2005 03:09:18 PM Pages 1 Fee: \$21.00

After Recording Return to:

EDDY BRADLEY

Until a change is requested all tax statements
Shall be sent to the following address:

EDDY BRADLEY
Same as above

WARRANTY DEED
(INDIVIDUAL)

WILLIAM PATRICK PICKETT, herein called grantor, convey(s) to EDDY BRADLEY, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 15, Block 5, SECOND ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-011CA TL 03400 KEY# 552789

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 \$175,000.00. (here comply with the requirements of ORS 93.930)

acknowledged the foregoing instrument to be his voluntary act and deed.

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.

		WILLIAM PATRICK PICKETT
STATE OF	OREGON, County of Klamath) ss.	
On Dec	28 , 2005 personally appeared to	he above named WILLIAM PATRICK PICKETT and

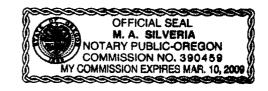
This document is filed at the request of:

Aspen TITLE & ESCROW, INC.

Dated December 27, 2005.

525 Main Street Klamath Falls, OR 97601 Order No.: 00062610 Before me: <u>M. G. Sulveiro</u>
Notary Public for Oregon
My commission expires: 3/10/0 9

Official Seal





SWS Vision Form SDD03OR Rev. 01/23/97