

M06-02746

Klamath County, Oregon

02/13/2006 11:07:12 AM

Pages 1 Fee: \$21.00

After Recording Return to:

JAMES MARSDEN and ROBIN MARSDEN

1492 Lakeshore Drive

Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES MARSDEN and ROBIN MARSDEN

1492 Lakeshore Drive

Klamath Falls, Or. 97601

WARRANTY DEED

(INDIVIDUAL)

KENNETH L. POPE and KYOKO POPE, herein called grantor, convey(s) to **JAMES MARSDEN and ROBIN MARSDEN, husband and wife**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 9, Block 20, Tract No. 1027, MT. SCOTT MEADOW, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3107-012AO TL 13000 KEY #82886

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 **\$5,000.00**.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated January 24, 2006.

[Signature]
KENNETH L. POPE

[Signature]
KYOKO POPE

STATE OF HAWAII, County of City and Honolulu ss.

On January 31, 2006 personally appeared the above named **KENNETH L. POPE and KYOKO POPE** 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.: 00062862

Before me: *[Signature]*
Notary Public for Hawaii
My commission expires:

R. VIERRA, NOTARY PUBLIC
STATE OF HAWAII

My Commission Expires July 25, 2008

Official Seal

