

**M06-09770**

Klamath County, Oregon

05/15/2006 03:12:51 PM

Pages 1 Fee: \$21.00

After Recording Return to:

**JOHN F. VAUGHN JR**

P.O. Box 7689

Klamath Falls OR 97602

Until a change is requested all tax statements

Shall be sent to the following address:

**Same as Above**

**ASPEN: 63132 MS**

**WARRANTY DEED**

(INDIVIDUAL)

**MICHAEL L. SPIKER**, herein called grantor, convey(s) to **JOHN F. VAUGHN JR**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 9, Block 6, STEWART**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 063 MAP 3909-007CA TL 01300 KEY# 536584**

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 **\$135,900.00**.  
(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 **March 30, 2006**.

Michael L. Spiker  
**MICHAEL L. SPIKER**

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

On May 10, **2006** personally appeared the above named **MICHAEL L. SPIKER** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



**525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063132**

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

Official Seal

