

M06-13195

Klamath County, Oregon

06/28/2006 02:20:02 PM

Pages 1 Fee: \$21.00

After Recording Return to:

JOHN R. BAILEY

5528 Verdick Dr. Box 497-5

Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JOHN R. BAILEY

Same as above

ASPEN: 63348.MS  
WARRANTY DEED  
(INDIVIDUAL)

F.B. OWEN INC., an Oregon Corporation, herein called grantor, convey(s) to JOHN R. BAILEY, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 5, Tract No. 1407, HOMEDALE TERRACE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

MAP: 3809-035DD TX 4000, KEY# R892644

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 \$119,900.00.  
(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 June 23, 2006.

F.B. OWEN INC. AN OREGON CORPORATION

Fred T. Owen

BY: FRED T. OWEN, PRESIDENT

STATE OF OREGON, County of Jackson ) ss.

On June 26, 2006 personally appeared the above named Fred T. Owen as President of F.B. OWEN INC. 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.: 00063348

Before me: Richard A. Stark  
Notary Public for Oregon

My commission expires: 11-27-06

Official Seal

