

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



David H. & Teresa R. Panossian  
721 Arrowhead Drive  
Klamath Falls, Oregon 97601  
Grantor's Name and Address  
Aspen Real Estate, LLC  
721 Arrowhead Drive  
Klamath Falls, Oregon 97601  
Grantee's Name and Address

2006-017407  
Klamath County, Oregon



00002441200600174070020022

SPACE F  
F  
RECORDER'S USE

08/30/2006 08:53:17 AM

Fee: \$26.00

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

After recording, return to (Name, Address, Zip):

Martial E. Henault, Esq.  
244 South Grape Street  
Medford, Oregon 97501

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Aspen Real Estate, LLC  
721 Arrowhead Drive  
Klamath Falls, Oregon 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that David Harold Panossian and Teresa Roleen Panossian, as tenants by the entirety\*\*\*\*  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Aspen Real Estate, LLC  
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Please see attached Exhibit "A".

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

those of record

\_\_\_\_\_, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. ① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

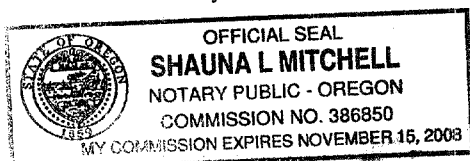
In witness whereof, the grantor has executed this instrument on July 25, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

David Harold Panossian  
David Harold Panossian  
Teresa Roleen Panossian  
Teresa Roleen Panossian

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 25, 2006, by DAVID HAROLD PANOSSIAN and TERESA ROLEEN PANOSSIAN



Shauna Mitchell  
Notary Public for Oregon  
My commission expires 11.15.08

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A parcel of land situated in the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the existing monument marking the Northwesterly corner of that parcel of land described in Volume M69 at page 5894, Microfilm Records of Klamath County, Oregon, said point also being the intersection of the Southerly boundary of Daggett Avenue and the Easterly boundary of Campus Drive; thence South 2 degrees 38' 30" along the Westerly boundary 84.40 feet to a point; thence North 78 degrees 37' 20" East 71.45 feet to a point; thence North 11 degrees 22' 40" West 69.60 feet to a point on the Northerly boundary of said parcel; thence North 87 degrees 49" West along the Northerly boundary 52.47 feet to the point of beginning.

**PARCEL 2**

An undivided 1/4 interest in a parking area described as follows:

A parcel of land situated in the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an existing 1/2 inch iron pin marking the Northeast corner of that parcel of land described in Volume M69, page 5894, Microfilm Records of Klamath County, Oregon, thence North 87 degrees 49' West 59.2 feet to a point; thence South 2 degrees 38' 30" West 117 feet to a point; thence North 87 degrees 49' West 138 feet to a point on the Easterly boundary of Campus Drive; thence South 2 degrees 38' 30" West along the Easterly boundary of Campus Drive 53 feet to a 5/8 inch aluminum capped iron pin; thence South 87 degrees 49' 20" East 202.6 feet to a 5/8 inch aluminum capped iron pin; thence North 0 degrees 51' East 170 feet to a point of beginning.

**PARCEL 3**

An undivided 1/4 interest in and to the following described parcel:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, adjacent to and Easterly of Campus Drive Southerly of that certain parcel described in Volume M74, at page 10466, Microfilm Records of Klamath County, Oregon and Northerly and Westerly of that parcel described in Volume M72, at page 2437, Microfilm Records of Klamath County, Oregon.