

2006-017702

Klamath County, Oregon



00002790200600177020020023

09/01/2006 02:12:36 PM

Fee: \$26.00

After Recording Return to:

SCOTT HANSEN

996 Randy Way
Brentwood, Ca. 94513

Until a change is requested all tax statements

Shall be sent to the following address:

SCOTT HANSEN

Same as above

ASPEN: 63686 MS
WARRANTY DEED
(INDIVIDUAL)

JERI L. ANDERSON, herein called grantor, convey(s) to SCOTT HANSEN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$115,000.00.
(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 August 25, 2006.

JERI L. ANDERSON

STATE OF OREGON, County of Klamath) ss.

On August 25, 2006 personally appeared the above named JERI L. ANDERSON and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063686

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

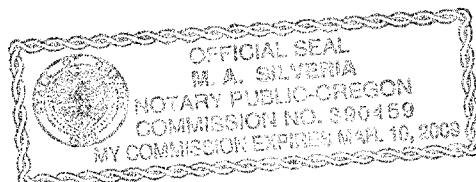


Exhibit A

Lot 5, Block 5, Tract No. 1065, IRISH BEND, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/90 interest in and to Lot 12, Block 4, IRISH BEND.

CODE 118 MAP 3507-017CA TL 04900 KEY #235935