

2006-020621

Klamath County, Oregon



00006219200600206210020024

10/13/2006 11:33:28 AM

Fee: \$26.00

After Recording Return to:

JAMES C. MARSDEN and WINIFRED L. MARSDEN

1492 Lakeshore Dr
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES C. MARSDEN and WINIFRED L. MARSDEN

Same as above

ASPEN: 64026 MS

WARRANTY DEED
(INDIVIDUAL)

FLOYD MC'CURDY, herein called grantor, convey(s) to JAMES C. MARSDEN and WINIFRED L. MARSDEN, not as tenants in common, but with rights of survivorship, 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 \$55,000.00.
(here comply with the requirements of ORS 93.930)

for
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 October 9, 2006.

Floyd McCurdy
FLOYD MC'CURDY

STATE OF CALIFORNIA, County of San Diego ss.

On October 10, 2006 personally appeared the above named FLOYD MC'CURDY 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.: 00064026

Before me: Erica Mitchell
Notary Public for California
My commission expires: 11/29/2009

Official Seal



Exhibit A

A portion of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is North 55° 38' East 107 feet from the most Southerly corner of said lot; thence North 55° 38' East 36 feet along the Southeasterly line of said lot; thence North 35° 11' West 66.45 feet; thence South 47° 32' West 11.6 feet; thence South 45° 38' East 1.79 feet; thence South 41° 27' West 29.85 feet; thence South 39° 20' East 56.1 feet to the point of beginning.

CODE 001 MAP 3809-029BD TL 05800 KEY #213147