

EA

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



2006-022417

Klamath County, Oregon



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11/09/2006 09:05:28 AM

Fee: \$21.00

David H. &amp; Teresa R. Panossian

721 Arrowhead Drive

Klamath Falls, Oregon 97601

Aspen Real Estate, LLC

721 Arrowhead Drive

Klamath Falls, Oregon 97601

Grantee's Name and Address

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, HUSBAND AND WIFE\*\*\*

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:

Lot 4, Block 5, Tract 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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.

(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-. <sup>①</sup> 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. <sup>②</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

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

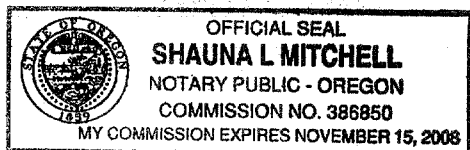
In witness whereof, the grantor has executed this instrument on July 25, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

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



Shauna L. Mitchell  
Notary Public for Oregon  
My commission expires 11/15/08