



00014224200700018180020025

02/01/2007 03:21:05 PM

Fee: \$26.00

After Recording Return to:

MARY ANN BUTTON

4223 Shasta Way  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ASPEN: 64343PS

**WARRANTY DEED**  
(INDIVIDUAL)

LESTER G. DUNN and CAROLYN M. DUNN, herein called grantor, convey(s) to MARY ANN BUTTON, 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 \$133,400.00.  
(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 January 11, 2007.

LESTER G. DUNN  
  
CAROLYN M. DUNN

STATE OF OREGON, County of Klamath) ss.

On January 30, 2007 personally appeared the above named LESTER G. DUNN and CAROLYN M. DUNN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064343

Before me:

Notary Public for Oregon

My commission expires: Aug 2, 2010

Official Seal



\$26-A

**Exhibit A**

**A portion of the SW 1/4 of the SW 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point 30 feet North and 163.0 feet East of the Southwest corner of said Section 35; thence North and parallel with the West line of said Section, 148 feet; thence East and parallel with the South line of said Section, 60 feet; thence South and parallel with the West line of said Section, 148 feet; thence West and parallel to and 30 feet North of South line of said Section, 60 feet, more or less, to the point of beginning.**

**CODE 041 MAP 3809-035CC TL 03200 KEY #448064**