

02 JUL 15 PM3:14

After Recording Return to:

RAUL ESPINOZA

721 DIVISION  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
Shall be sent to the following address:

RAUL ESPINOZA

Same as above

State of Oregon, County of Klamath

Recorded 07/15/2002 3:14 p.m.

Vol M02, Pg 40118

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

(INDIVIDUAL)

MARTHA E. PIGEON, herein called grantor, convey(s) to RAUL ESPINOZA, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 380, Block 113, MILLS 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.

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 **\$38,000.00.**  
(here comply with the requirements of ORS 93.930)

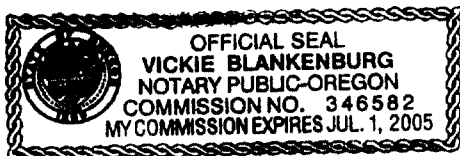
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated July 15, 2002.

Martha E. Pigeon  
MARTHA E. PIGEON

STATE OF OREGON, County of Klamath) ss.

On July 15, 2002 personally appeared the above named MARTHA E. PIGEON and who acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Vickie Blankenburg  
Notary Public for Oregon  
My commission expires: 7/01/05

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00055268