

02 OCT 16 PM 2:21

After Recording Return to:
LAURO BECERRA
4305 Frieda Avenue
Klamath Falls, OR
Until a change is requested all tax statements
Shall be sent to the following address:
LAURO BECERRA
4305 Frieda Avenue
Klamath Falls, OR

State of Oregon, County of Klamath
Recorded 10/16/2002 2:21 p m.
Vol M02, Pg 59059
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

LAURANCE O. PHILLIPS and JERRY ROMANS and MARK E. ROMANS, herein called grantor, convey(s) to LAURO BECERRA all that real property situated in the County of KLAMATH, State of Oregon, described as:

The West 1/2 of Lot 6, EMPIRE TRACTS, 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 \$65,500.00.
(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 October 10, 2002.

Mark E. Romans
MARK E. ROMANS

Laurance O. Phillips
LAURANCE O. PHILLIPS
Jerry Romans
JERRY ROMANS

STATE OF OREGON, County of Klamath) ss.

October
On July 11, 2002 personally appeared the above named LAURANCE O. PHILLIPS and JERRY ROMANS and MARK E. ROMANS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00055309

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 11-01-04

Official Seal

