

02 NOV 12 PM 3:16

Vol M02 Page 65523

After Recording Return to:

Mr. And Mrs. Justin R. Azevedo

4221 Altamont  
Klamath Falls, OR. 97603

Until a change is requested all tax statements  
Shall be sent to the address shown above.

State of Oregon, County of Klamath

Recorded 11/12/2002 3:16 p m.

Vol M02, Pg 65523-24

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

# WARRANTY DEED

(INDIVIDUAL)

EDWARD L. GIVENS and DIANE S. GIVENS, husband and wife, herein called Grantors, convey(s) to JUSTIN R. AZEVEDO and DANA M. AZEVEDO, husband and wife, herein called Grantees, 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 \$104,000.00.  
(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 November 6, 2002.

[Signature]  
\_\_\_\_\_

Edward L. Givens  
EDWARD L. GIVENS  
Diane S. Givens  
DIANE S. GIVENS

STATE OF OREGON, County of Klamath) ss.

On November 8, 2002, personally appeared the above named EDWARD L. GIVENS and DIANE S. GIVENS and acknowledged the foregoing instrument to be their voluntary act and deed.

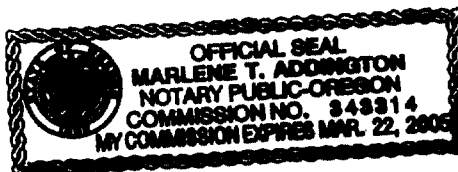
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00055818

Before me: Marlene T. Addington  
Notary Public for Oregon  
My commission expires: March 22, 2005

Official Seal

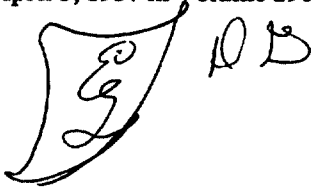


264

The Westerly 70 feet of the following described property:

Beginning at a point in the Easterly line of Altamont Drive which lies North 0° 31' West 131.95 feet from the Northwest corner of Tract 18 of Casitas, in the County of Klamath, State of Oregon, running thence North 0° 32' West along the Easterly line of Altamont Drive 131.95 feet, more or less, to the Southerly right of way line of Bristol Avenue; thence South 89° 53' East along the Southerly right of way line of Bristol a distance of 165 feet; thence South 0° 32' East parallel with Altamont Drive a distance of 131.95 feet; thence North 89° 53' West 165 feet, more or less, to the point of beginning, being a portion of the SW 1/4 SE 1/4 Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and the vacated County Road mentioned on Page 273, Volume 8 Commissioner's Journal of Klamath County, Oregon.

EXCEPTING THEREFROM the Northerly 5 feet conveyed thereof to Klamath County for road purposes by instrument recorded April 5, 1957 in Volume 290 at Page 612, Deed Records of Klamath County, Oregon.

A handwritten signature, possibly 'E. B.', is written inside a hand-drawn, irregular loop. To the right of this signature are the initials 'D B'.

Unofficial  
Copy