

02 DEC 10 AM 11:06

Vol M02 Page 71677

After Recording Return to:
JOSE VARGAS and SOFIA VARGAS
2256 W. Antland
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 12/10/2002 11:06 a m.
Vol M02, Pg 71677
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

WARRANTY DEED
(INDIVIDUAL)

FRANCISCO J. PENA, herein called Grantor, convey(s) to JOSE VARGAS and SOFIA VARGAS, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 214, MILLS SECOND 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, real property taxes for the fiscal year 2002-'03, plus accrued interest, if any

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 **\$18,000.00.**
(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 27, 2002.

Francisco J. Pena
FRANCISCO J. PENA

STATE OF OREGON, County of Klamath) ss.

On December 2, 2002, personally appeared the above named FRANCISCO J. PENA and acknowledged the foregoing instrument to be his 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.: 00056094

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

Official Seal

