

After Recording Return to:

Mr. And Mrs. David Ruben Mares

P.O. Box 253
Chiloquin, OR 97624Until a change is requested all tax statements
Shall be sent to the address shown above.State of Oregon, County of Klamath
Recorded 02/28/2003 2:00 p.m.Vol M03 Pg 12414

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1**WARRANTY DEED**

(INDIVIDUAL)

VERNON G. LUDWIG and OFELIA LUDWIG, husband and wife, herein called Grantors, convey(s) to DAVID RUBEN MARES and DYALA ANGEL MARES, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 25, EXCEPT the South 260 feet, HOMELAND TRACTS #2, 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 \$44,500.00.
(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 February 26, 2003

Vernon G. Ludwig
VERNON G. LUDWIG

Ofelia Ludwig
OFELIA LUDWIG

STATE OF OREGON, County of Klamath) ss.

On February 28, 2002, personally appeared the above named VERNON G. LUDWIG and OFELIA LUDWIG 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.: 00056634

Before me: *Marlene T. Addington*
Notary Public for Oregon

My commission expires: March 22, 2005

Official

