

03 AUG 20 PM 3:34



NTT-62844 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
RUSSELL H. DEAVER JR.

54 DOLORES DR.

VALLEJO, CA 94590

Until a change is requested all  
tax statements shall be sent to  
The following address:

RUSSELL H. DEAVER JR.

54 DOLORES DR.

VALLEJO, CA 94590

State of Oregon, County of Klamath

Recorded 08/20/2003 3:34 p m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Escrow No. MT62264-LW

## WARRANTY DEED

<sup>5.</sup>  
PABLO G. DE LA ROSA and DELFINA DE LA ROSA, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to RUSSELL H. DEAVER JR. and MARGARET DEAVER, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The South one-half of Lot 7, Block 6, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a perpetual right and easement along and upon the Southerly 12 feet of the N1/2 of said Lot 7 (along and upon the existing driveway) for access to and exit from the property herein described.

Account No.:

3909-002BC-00800-000

Key No.:

516999

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$60,000.00.

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 this 18<sup>th</sup> day of August, 2003

Pablo G. de la Rosa  
PABLO G. DE LA ROSA

Delfina de la Rosa  
DELFINA DE LA ROSA

State of Oregon  
County of

This instrument was acknowledged before me on August 18, 2003 by PABLO G. DE LA ROSA and DELFINA DE LA ROSA.

Mar' G. Kelsey  
(Notary Public for Oregon)

My commission expires August 12, 2006

See Attached

205

State of Oregon

61137

① County of MultnomahAUGUST 18, 2003 ..29

Personally appeared the above named PABLO G. DE LAROSA AND DELFINA S. DE LAROSA  
and acknowledged the foregoing instrument to be THIER voluntary act and  
deed.

WITNESS My hand and official seal:

① Rian G. Kelsay  
Notary Public for Oregon

My Commission expires: August 12, 2006