

03 OCT 28 PM 12:57



WTC - 63019 LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
REFUGIO GALVAN CEBALLOS  
4520 Bristol Ave # 213  
K. Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 10/28/03 12:57 p m  
Vol M03 Pg 79901-02  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

REFUGIO GALVAN CEBALLOS

Escrow No. MT63019-LW

WARRANTY DEED

DOMINIC E. HAYDEN and MANDY L. HAYDEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to REFUGIO GALVAN CEBALLOS and PATTI LYNN CEBALLOS, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

370574 3809-029DC-19500

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 \$0.00.

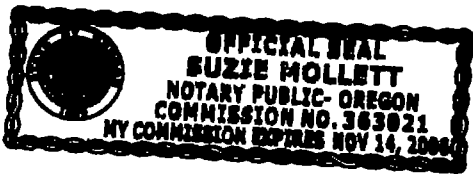
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 28<sup>th</sup> day of October 2003

Dominic E. Hayden  
DOMINIC E. HAYDEN  
Mandy L. Hayden  
MANDY L. HAYDEN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 22 2003 by DOMINIC E. HAYDEN and MANDY L. HAYDEN.



Suzie Mollett  
(Notary Public for Oregon)  
My commission expires 11/14/2006

26.10

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**79902**

A portion of Lot 2 in Block 65, NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 2, Block 65, NICHOLS ADDITION to the City of Klamath Falls, Oregon, running thence Northwesterly along the Northeasterly line of said Lot 2 a distance of 100 feet; thence Southwesterly parallel with Grant Street (formerly Franklin Street) 54 feet; thence Southeasterly parallel with the Northeasterly line of Lot 2 a distance of 100 feet to the Northerly line of Grant Street; thence Northeasterly along the Northerly line of Grant Street to the place of beginning, in the County of Klamath, State of Oregon.

Tax Account No.: 3809-029DC-19500-000

Key No.: 370574