



State of Oregon, County of Klamath
Recorded 01/02/2004 3:30 p.m.
Vol M04 Pg 00287
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:
JAMES S. GARCIA
803 Lawrence
Gilroy, CA 95020

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

JAMES S. GARCIA
803 Lawrence
Gilroy, CA 95020

Escrow No. MT63584-KR

STATUTORY WARRANTY DEED

JAMES O. TURNER and JACILYN M. TURNER, as tenants by the entirety, Grantor(s) hereby convey and warrant to JAMES S. GARCIA and MARY H. GARCIA, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 38 of OLD ORCHARD MANOR ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


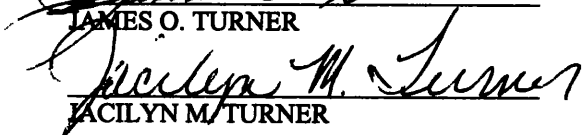
Tax Account No.: 3809-034CB-04500-000 Key No.: 443997

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$90,000.00.

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.

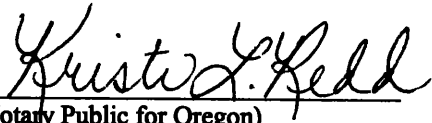
Dated this 30th day of December, 2003.


JAMES O. TURNER

JACILYN M. TURNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 30, 2003 by JAMES O. TURNER and JACILYN M. TURNER.




(Notary Public for Oregon)
My commission expires 11/16/2007

27.00 AM