

After Recording Return to:

RUBEN GARCIA  
RACHEL GARCIA  
1916 Orchard Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
Shall be sent to the following address:

RUBEN GARCIA  
RACHEL GARCIA  
1916 Orchard Avenue  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 01/30/2004 2:26 P m  
Vol M04 Pg 5914  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

*ATE 58329*  
**WARRANTY DEED**  
(INDIVIDUAL)

HETTIE L. WALKER, herein called grantor, convey(s) to RUBEN GARCIA and RACHEL GARCIA, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 28 and 29, Block 7, INDUSTRIAL 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 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 \$63,000.00.  
(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 Jan. 29, 04

Hettie L. Walker  
HETTIE L. WALKER

STATE OF OREGON, County of Klamath) ss.

On Jan. 29, 04 - personally appeared the above named HETTIE L. WALKER and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058329

Before me: Adrien Fleek  
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal

