

04 FEB 20 PM 3:17

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After Recording Return to:

STEPHEN D. STUART

WENDY E. STUART

419 North 10th St  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

STEPHEN D. STUART

WENDY E. STUART

Same as Above

ATE 58677 AF

State of Oregon, County of Klamath

Recorded 02/20/2004 3:17 p m

Vol M04 Pg 9867-68

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

### WARRANTY DEED

(INDIVIDUAL)

EMIGDIO MORFIN, herein called grantor, convey(s) to STEPHEN D. STUART and WENDY E. STUART, HUSBAND AND WIFE, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$155,000.00.**

(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 Feb. 20, 04.

Emigdio Morfin  
EMIGDIO MORFIN

STATE OF OREGON, County of Klamath) ss.

On Feb. 20, 04 personally appeared the above named EMIGDIO MORFIN 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.: 00058677

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

Official Seal



26 A

**Exhibit A**

**PARCEL 1:**

The Southeasterly 43 feet of the Northwesterly 49 feet of Lots 3 and 4, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

**PARCEL 2:**

Beginning at the most Southerly corner of Lot 4, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Northwesterly along the Northeasterly line of 10th Street, 71 feet; thence Northeasterly at right angles to 10th Street, 100 feet; thence Southerly parallel with 10th Street, 71 feet; thence Southwesterly along the Northwesterly line of Washington Street, 100 feet to the place of beginning.

**PARCEL 3:**

A portion off of Lot 3, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Northerly line of Washington (formerly Canal) Street at the corner common to Lots 3 and 2 of said Block; thence Northwesterly along the Easterly line of said Lot 3 a distance of 71 feet; thence Southwesterly and parallel with Washington Street 30 feet; thence Southeasterly and parallel with Easterly line of said Lot 3, 71 feet to said Northerly line of Washington Street; thence Easterly along said line of Washington Street 30 feet to the place of beginning.