

04 MAR 12 PM 3:29

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After Recording Return to:  
GARY NEWMAN  
JEREMIAH MAGOON and AMY MAGOON  
1544 Johnson Avenue  
Klamath Falls, Or. 97601

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

GARY NEWMAN  
JEREMIAH MAGOON and AMY MAGOON  
Same as above

*157895ms*

State of Oregon, County of Klamath  
Recorded 03/12/2004 3:29 Pm  
Vol M04 Pg 14326  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
(INDIVIDUAL)

DONALD ARNOLD and RITA ARNOLD, GRANTORS AND TRUSTEES AND SUBSEQUENT TRUSTEES OF THE DONALD AND RITA ARNOLD TRUST herein called grantor, convey(s) to GARY NEWMAN and JEREMIAH MAGOON and AMY MAGOON, husband and wife, not as tenants in common, but with full rights or survivorship, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 27, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH the vacated portion of Lexington Avenue adjacent on the West which inures thereto.

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 \$45,000.00.  
(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 February 26, 2004.

THE DONALD AND RITA ARNOLD TRUST

*[Signature]*  
DONALD ARNOLD, TRUSTEE

*[Signature]*  
RITA ARNOLD TRUSTEE

*C/O*  
STATE OF NEVADA, County of CARSON ss.

On 2-27, 2004 personally appeared the above named DONALD ARNOLD and RITA ARNOLD TRUSTEES OF THE DONALD AND RITA ARNOLD TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

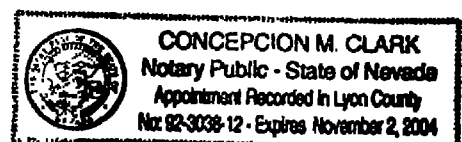
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00057895

Before me: *[Signature]*  
Notary Public for Nevada  
My commission expires: 11-2-04

Official Seal



*DLA*