

04 MAR 24 PM 10:42

Vol M04 Page 16433

After Recording Return to:

EDGAR ESPINOZA

NORMA ESPINOZA

7612 California Ave

Huntington Park, Ca. 90255

State of Oregon, County of Klamath

Recorded 03/24/2004 10:42 a.m

Vol M04 Pg 16433

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements

Shall be sent to the following address:

EDGAR ESPINOZA

NORMA ESPINOZA

Same as Above

A 5881208

### WARRANTY DEED

(INDIVIDUAL)

GEORGE E. MC MAHAN and HELEN M. MC MAHAN, herein called grantor, convey(s) to EDGAR ESPINOZA and NORMA ESPINOZA, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 9, Block 29, HOT SPRINGS 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 \$36,000.00.

(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 March 17, 2004

[Signature]  
GEORGE E. MC MAHAN

[Signature]  
HELEN M. MC MAHAN

STATE OF OREGON, County of Klamath) ss.

On March 17, 2004 personally appeared the above named GEORGE E. MC MAHAN and HELEN M. MC MAHAN and acknowledged the foregoing instrument to be their voluntary act and deed.

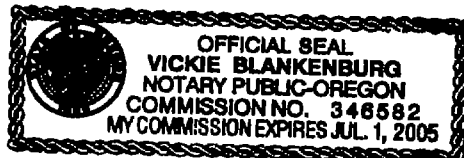
This document is filed at the request of:

**Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058812

Before me: [Signature]  
Notary Public for Oregon  
My commission expires: 7/01/05

Official Seal



21.00 A