

After Recording Return to:
FELIPE J. MIRANDA
6327 Katie Lane
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
FELIPE J. MIRANDA
Same As Above

1521164192341

State of Oregon, County of Klamath
Recorded 04/07/2004 2:46 p m
Vol M04 Pg 19865
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

UNDER ANDERSON LOVING TRUST
DATED OCTOBER 16, 1990

JERRY O ANDERSON AND ELIZABETH A. ANDERSON TRUSTEES, herein called grantor, convey(s) to **FELIPE J. MIRANDA**, AS HIS SOLE AND SEPARATE PROPERTY all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 4, Tract No. 1304, PLEASANT VISTA, 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 **\$158,500.00**.
(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 4-5-04

JERRY O ANDERSON AND ELIZABETH A. ANDERSON, TRUSTEE UNDER ANDERSON LOVING TRUST DATED OCTOBER 16, 1990

Jerry O Anderson
JERRY O ANDERSON, TRUSTEE/INDIVIDUAL

Elizabeth A. Anderson
ELIZABETH A. ANDERSON, TRUSTEE/INDIVIDUAL

STATE OF OREGON, County of Klamath) ss.

On April 5, 04 personally appeared the above named **JERRY O ANDERSON AND ELIZABETH A. ANDERSON TRUSTEES** and acknowledged the foregoing instrument to be their/his/her 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.: 00057923

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

Official Seal



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