

'04 APR 12 PM2:05

Aspen 58923AF

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After Recording Return to:

MICHAEL A. MAURO

~~SHERIE~~ SHERIE A. MAURO

P. O. Box 248

Keno, OR 97627

Until a change is requested all tax statements

Shall be sent to the following address:

MICHAEL A. MAURO

~~SHERIE~~ SHERIE A. MAURO

Same as Above

State of Oregon, County of Klamath

Recorded 04/12/2004 2:05 p.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

DAVID A. WILLIAMS, herein called grantor, convey(s) to MICHAEL A. MAURO and ~~SHERIE~~ SHERIE A. MAURO, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 31, Block 26, FIRST ADDITION TO KLAMATH FOREST ESTATES, 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 \$3,000.00.✓

(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 April 12, 04



DAVID A. WILLIAMS

STATE OF OREGON, County of Klamath) ss.

On April 12, 04 personally appeared the above named DAVID A. WILLIAMS and acknowledged the foregoing instrument to be their/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.: 00058923

Before me: 

Notary Public for Oregon

My commission expires: 12-3-06

Official Seal



21A