

Aspen 4871011A

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After Recording Return to:
HOWARD A. PHEARSON SR.
JUDITH A. PHEARSON
1100 Klamath Ave.
Klamath Falls, OR 97601

State of Oregon, County of Klamath
 Recorded 04/13/2004 2:42 p m
 Vol M04 Pg 21413
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
 Shall be sent to the address shown above.
 Same as above

WARRANTY DEED
 (INDIVIDUAL)

GEORGE KUBAC and CINDY KUBAC, husband and wife, herein called Grantors, convey(s) to HOWARD A. PHEARSON SR. and JUDITH A. PHEARSON, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7 and the W 1/2 of Lot 8, Block 30, MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, 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 **\$220,000.00.**
 (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 9, 2004.

 GEORGE KUBAC

 CINDY KUBAC

STATE OF OREGON, County of Klamath) ss.

On April 12, 2004, personally appeared the above named **GEORGE KUBAC and CINDY KUBAC** 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.: 00058770

Before me: Marlene T. Addington
 Notary Public for Oregon
 My commission expires: **March 22, 2005**

Official Seal

