

After Recording Return to:

MAXINE LUERY

309 W. Alameda
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MAXINE LUERY

Same as above

State of Oregon, County of Klamath

Recorded 04/30/2004 2:29 p mVol M04 Pg 26549-50

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2Aspen 58963ms
WARRANTY DEED
(INDIVIDUAL)

MATTHEW D. CHAVARRIA and JESSICA G. RANSOM, WHO ACQUIRED TITLE AS JESSICA G. CHAVARRIA, herein called grantor, convey(s) to MAXINE LUERY, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$105,000.00.
(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 28, 2004.

Matthew D. Chavarria
MATTHEW D. CHAVARRIA
Jessica G. Chavarria
JESSICA G. CHAVARRIA / RANSOM

STATE OF OREGON, County of Klamath) ss.

On April 28, 2004 personally appeared the above named ~~MATTHEW D. CHAVARRIA~~ JESSICA G. CHAVARRIA and acknowledged the foregoing instrument to be their voluntary act and deed.
RANSOM ms

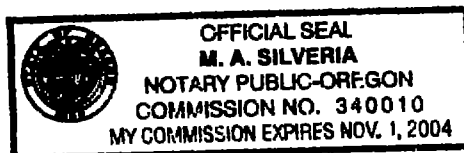
This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00058963

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 11/01/04

Official Seal



26550

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON _____
County of Klamath _____ ss.

On April 29, 2004, personally appeared Matthew D. Chavarria who acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: M. A. Silveria
Notary Public for Oregon _____
My commission expires: 11/01/04
Official Seal

