

04 MAY 11 PM 11:00

Vol M04 Page 28561

After Recording Return to:  
**MICHAEL MAURO and SHEREE MAURO**  
P.O. Box 248  
Keno, Or. 97627  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**MICHAEL MAURO and SHEREE MAURO**  
Same as above

State of Oregon, County of Klamath  
Recorded 05/11/2004 11:00 a m  
Vol M04 Pg 28561  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

*Aspen 59032MS*  
**WARRANTY DEED**  
(INDIVIDUAL)

**STANLEY BEECHER**, herein called grantor, convey(s) to **MICHAEL MAURO and SHEREE MAURO**, husband and wife, 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 **\$5,000.00**.  
(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 May 4, 2004.

  
STANLEY BEECHER

STATE OF CALIFORNIA, County of BUTTE ss.

On May       , 2004 personally appeared the above named **STANLEY BEECHER** and acknowledged the foregoing instrument to be his 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.: 00059032

Before me: \_\_\_\_\_  
Notary Public for California  
My commission expires:

*See Attached*

Official Seal

**Exhibit A**

**Lot 2, Parcel 2, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the most Easterly corner of Lot 3 in Block 7 SECOND ADDITION TO NIMROD RIVER PARK, a duly recorded subdivision; thence South 43° 55' 15" East 714.12 feet; thence South 791.61 feet to the Northerly bank of the Sprague River; thence following said bank South 65° 28' 39" East 300.55 feet North 76° 37' 54" East 133.77 feet to the true point of beginning; thence North 56° 17' 54" East 140.45 feet; thence North 30° 01' 07" East 319.60 feet; thence leaving said bank Northerly 794.07 feet to the most Easterly corner of Lot 7 Parcel 2; thence Southerly 90 feet; thence leaving the Southeasterly line of Lot 7 Parcel 2, Southeasterly 986.67 feet to the point of beginning.**

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

28563

STATE OF CALIFORNIA

COUNTY OF Butte

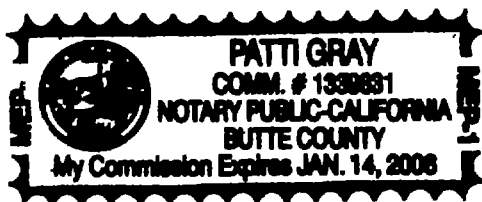
SS.

On 5/7/04 before me, the undersigned, a Notary Public in and for

said State personally appeared Stanley Beecher

Name(s) of Signer(s)

☐ Personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(Area above for official notarial seal)

Witness my hand and official seal

Patti Gray  
Signature of Notary

Patti Gray  
Name (Typed or Printed)

## Capacity Claimed by Signer

- ☒ Individual(s)  
☐ Corporate Officer(s) - Title(s) \_\_\_\_\_

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Guardian/Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: Name of person(s) or Entity(ies) \_\_\_\_\_

## Description of Attached Document

(Although this information is optional, it could prevent fraudulent attachment of this certificate to another document.)

This certificate is for attachment to the document described below:

Title or type of document Warranty Deed

Number of pages 2

Date of document \_\_\_\_\_

Signer(s) other than named above none