

04 MAY 21 PM 2:49

Vol M04 Page 32345

After Recording Return to:
VALERIE DUBATO
8517 McLaughlin Lane
Klamath Falls, OR 97601
Until a change is requested all tax statements
Shall be sent to the address shown above.

State of Oregon, County of Klamath
Recorded 05/21/2004 2:49 pm
Vol M04 Pg 32345
Linda Smith, County Clerk
Fee \$ 51.00 # of Pgs 1

Aspen 56947MA
WARRANTY DEED
(INDIVIDUAL)

JACK J. BLANKENBURG and VICKIE BLANKENBURG, husband and wife, herein called Grantors, convey(s) to VALERIE DUBATO, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 11, Block 38, Tract No. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, 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 \$183,000.00.
(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 14, 2004

JACK J. BLANKENBURG

Jack J. Blankenburg
by *Vickie Blankenburg* as
his atty in fact
Vickie Blankenburg, his attorney in fact

Vickie Blankenburg
VICKIE BLANKENBURG

STATE OF OREGON, County of Klamath) ss.

On May 17, 2004 personally appeared the above named Vickie Blankenburg, both for herself and as attorney in fact for Jack J. Blankenburg and acknowledged the foregoing instrument to be her voluntary act and deed and that of said principal.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00058947

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

Official Seal

