

04 MAY 24 PM 3:08

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After Recording Return to:  
DAVID J. MC NIVEN and KAY D. MC NIVEN  
79 HIGH ST  
Klamath Falls OR 97601  
Until a change is requested all tax statements  
Shall be sent to the following address:  
DAVID J. MC NIVEN and KAY D. MC NIVEN  
Same as above

State of Oregon, County of Klamath  
Recorded 05/24/2004 3:08 p m  
Vol M04 Pg 32851  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 1

*April 21 2004 MS*  
**WARRANTY DEED**  
(INDIVIDUAL)

LOUIE DALLA COSTA and ROSE ANNE DALLA COSTA, herein called grantor, convey(s) to DAVID J. MC NIVEN and KAY D. MC NIVEN, husband and wife, herein called Grantee all that real property situated in the County of KLAMATH, State of Oregon, described as:

**Lots 5 and 6, Block 203, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$115,000.00.**  
(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. *D.J.M. K.D.M.*

Dated May 20, 2004.

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*Louie Dalla Costa*  
LOUIE DALLA COSTA

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*Rose Anne Dalla Costa*  
ROSE ANNE DALLA COSTA

STATE OF OREGON, County of Klamath ) ss.

On <sup>may</sup> April 21, 2004 personally appeared the above named LOUIE DALLA COSTA and ROSE ANNE DALLA COSTA 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.: 00058902

Before me: *M.A. Silveria*

Notary Public for Oregon

My commission expires: 11/01/04

Official Seal

