

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

State of Oregon, County of Klamath
 Recorded 05/24/2004 3:08 p m
 Vol M04 Pg 32871
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

HELEN 58902
WARRANTY DEED
 (INDIVIDUAL)

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

Lot 4, Block 203, Mills Second Addition to the City of Klamath Falls, according to the official plat 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 **\$0.00**. To convey title only
 (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.

*21.00
KAM*

Dated May 21, 2004.

Louie Dalla Costa
 LOUIE DALLA COSTA

Rose Anne Dalla Costa
 ROSE ANNE DALLA COSTA

STATE OF OREGON, County of Klamath) ss.

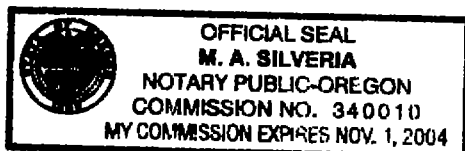
On May 21, 2004 personally appeared the above named **LOUIE DALLA COSTA and ROSE ANNE DALLA COSTA** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
 TITLE & ESCROW, INC.
 525 Main Street
 Klamath Falls, OR 97601
 Order No.: 58902B

Before me: *MA Silveria*
 Notary Public for Oregon
 My commission expires: 11/01/04

Official Seal



21.00