

04 APR 30 PM 2:29  
04 MAY 26 PM 3:14

Vol M04 Page 26549

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 m

Vol M04 Pg 26549-50

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Vol M04 Page 33821

State of Oregon, County of Klamath

Recorded 05/26/2004 3:14 p m

Vol M04 Pg 33821-23

Linda Smith, County Clerk

Fee \$ 3.00 # of Pgs 3

Aspen 539163115  
**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.

\* Being re-recorded to add legal description

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/ and  
JESSICA G. CHAVARRIA and acknowledged the foregoing instrument to be their voluntary act and deed.  
RANSOM ns

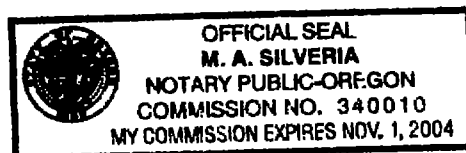
This document is filed at the request of:

  
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



**Exhibit "A"**

**Lots 7, 8 and 9 and the West 19 feet of Lot 10, Block 36, FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**ALSO that portion of vacated Main Street which lies adjacent to and inures to said property described heretofore, vacated by Order to Vacate recorded February 11, 1981 in Volume M-81 at Page 2111, Deed Records of Klamath County, Oregon.**

26550

NOTARY ACKNOWLEDGEMENT

33823

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

