

04 JUN 11 PM 3:23

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After Recording Return to:
KATHRYN DIMICK and BENJAMIN V. HERNANDEZ

PO Box 1049
CHILOQUIN, OR 97624

State of Oregon, County of Klamath
Recorded 06/11/2004 3:23 p m
Vol M04 Pg 37674
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the address shown above.

Aspen 58143NA
WARRANTY DEED
(INDIVIDUAL)

EILEEN R. SPARKES, herein called Grantor, convey(s) to KATHRYN DIMICK and BENJAMIN V. HERNANDEZ, not as tenants in common, but with rights of survivorship, herein called Grantees, as Grantee(s) all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 6, 7, 8 and 9, Block 6, and the alley adjoining said Lots 6 and 7, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

And a portion of Lot 1, Block 6, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, LESS the following:

Beginning at the Southwesterly corner of said Lot 1; thence Easterly along the line between Lots 1 and 2 to the Westerly line of Wasco Avenue; thence Northerly along said Westerly line 69 feet; thence Westerly parallel to the line between Lots 1 and 2 to the Easterly line of an alley as shown on the plat; thence Southerly along said line to the point of beginning.

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 a Trust Deed, including the terms and provisions thereof, recorded August 7, 2002, in Book M-02, Page 44424, in favor of Carl D. Stanfield and Norma Stanfield, which Trust Deed the Grantees herein agree to assume and pay according to the terms contained therein.

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 \$191,000.00.
(here comply with the requirements of ORS 93.930)

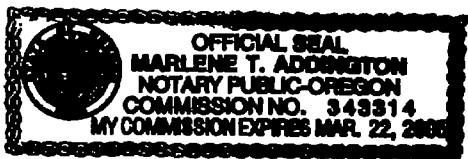
DD
EH
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: June 5, 2004

Eileen R. Sparkes
EILEEN R. SPARKES

STATE OF OREGON, County of Klamath) ss.

On June 9, 2004, personally appeared the above named Eileen R. Sparkes, who acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

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

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00058143