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Vol M04 Page 38646

State of Oregon, County of Klamath
Recorded 06/16/2004 9:50 a m
Vol M04 Pg 38646
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

STEPHEN DUNCAN and MARIA DUNCAN

1251616 Cool Springs St.
Mira Loma, CA 91752

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

Aspen 59332MA
WARRANTY DEED
(INDIVIDUAL)

THOMAS L. NEWCOMB and LINA G. NEWCOMB, husband and wife, herein called Grantors, convey(s) to STEPHEN DUNCAN and MARIA DUNCAN, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7, Block 3, Tract No. 1083, CEDAR TRAILS, 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

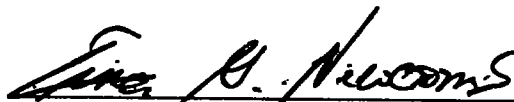
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$23,000.00.
(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 : June 8, 2004


THOMAS L. NEWCOMB


LINA G. NEWCOMB

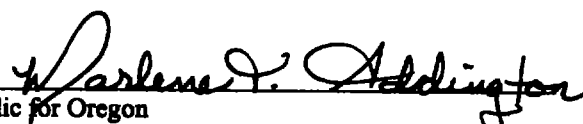
STATE OF OREGON, County of Klamath) ss.

On June 11, 2004 personally appeared the above named THOMAS L. NEWCOMB and LINA G. NEWCOMB and acknowledged the foregoing instrument to be their voluntary act and deed.

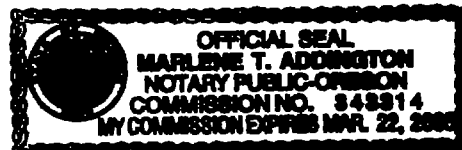
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00059332

Before me: 
Notary Public for Oregon
My commission expires: 3-22-2005

Official Seal



21x