

04 JUN 16 AM 9:50

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After Recording Return to:  
JOSE J. IBARRA and EVELIA IBARRA

5743 Hope Street  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 08/18/2004 9:50 a. m  
Vol M04 Pg 38654  
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 Escrow*  
**WARRANTY DEED**  
(INDIVIDUAL)

JEAN C. DENHAM, herein called Grantor, convey(s) to JOSE J. IBARRA *(initials)* Notary Public  
, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon,  
described as:

Lots 30 and 31, Block 12, ST. FRANCIS PARK, according to the official plat thereof on file in the office of  
the Clerk of Klamath County, Oregon. *JI*

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 \$58,900.00.  
(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 May 19, 2004.

*Jean C. Denham*  
JEAN C. DENHAM

STATE OF OREGON, County of Klamath ss.

On May 19, 2004, personally appeared the above named JEAN C. DENHAM and acknowledged the  
foregoing instrument to be her 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.: 00059079

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My commission expires: 3-22-2005

Official Seal

