

04 JUN 22 PM 2:35

Vol M04 Page 40124

After Recording Return to:  
Franklin Bilan  
1284 Duck Blind Circle  
Newman, Ca. 95360

Until a change is requested all tax statements  
Shall be sent to the address shown above.  
1284 DUCK BLIND CIRCLE  
NEWMAN, CA. 95360

State of Oregon, County of Klamath  
Recorded 06/22/2004 2:35 p m  
Vol M04 Pg 40124  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

*Aspen 59298US*  
**WARRANTY DEED**  
(INDIVIDUAL)

WESTSTAR LOAN SERVICING, INC., herein called Grantor, convey(s) to ~~FRANKLIN~~ **FRANKLIN BILAN AND JAQUELINE F. BILAN**, husband and wife, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 10, Block 43, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, 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 \$9,100.00.  
(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 04, 2004

WESTSTAR LOAN SERVING INC.

*Christie Eurtson*

By: Christie Eurtson  
Title: Vice President

STATE OF NEVADA, County of Clark)ss.

On June 14, 2004, personally appeared the above named Christie Eurtson as Vice President of WESTSTAR LOAN SERVICING, INC., a California Corporation

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059298

Before me: *[Signature]*  
Notary Public for Nevada  
My commission expires: July 28, 2007

Official Seal

