

04 JUL 2 PM 3:08

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After Recording Return to:

JOSE MORENO FRANCO

246 East Main  
Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 07/02/2004 3:08 p m

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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: 59460MA*  
**WARRANTY DEED**  
(INDIVIDUAL)

**MODESTO VALENCIA and IRMA VALENCIA, husband and wife, herein called Grantors, convey(s) to JOSE MORENO FRANCO, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:**

**Lots 2, 3 and 4, Block 218, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$200,000.00.**  
(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.** *TMF*

Dated June 21, 2004

*Modesto Valencia*  
**MODESTO VALENCIA**

*Irma Valencia*  
**IRMA VALENCIA**

STATE OF OREGON, County of **Klamath**) ss.

On June 30, 2004, personally appeared **Modesto Valencia and Irma Valencia** and acknowledged the foregoing 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.: 00059460

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

Official Seal

