



State of Oregon, County of Klamath
 Recorded 07/02/2004 3:41 p m
 Vol M04 Pg 43859-60
 Linda Smith, County Clerk
 Fee \$ 2600 # of Pgs 2

THIS SPACE RESER

After recording return to:

John A. Cascamo

~~5651 Delaware~~ P.O. Box 1644

Klamath Falls, OR 97603

Until a change is requested all
 tax statements shall be sent to
 The following address:

John A. Cascamo

~~5651 Delaware~~ P.O. Box 1644

Klamath Falls, OR 97603

Escrow No. MT65328-KR

STATUTORY WARRANTY DEED

Michael A. Fimbres and Beverly Fimbres, as tenants by the entirety, Grantor(s) hereby convey and warrant to **John A. Cascamo (Unmarried)**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

All of Lot 52 of FAIR ACRES SUBDIVISION NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described parcel as set out in Deed from Melvin Floyd Brewster et ux, to Hiram S. Brewster, as grantee; said deed dated June 13, 1945 and recorded September 4, 1945 in Book 179 at page 438 of Deed Records of Klamath County, Oregon, to wit: A strip of land 14 feet 2 inches off the North side of Lot 52, and a strip of land 45 feet, 10 inches of the South side of Lot 53, both of said strips extended by parallel lines from the East side line of Kane street to the Northwest line of the Enterprise Irrigation District Canal and all of said lands being and lying in FAIR ACRES SUBDIVISION NUMBER ONE. Also Excepting therefrom the Westerly 5 feet thereof conveyed to Klamath County for road purposes in Volume 349 at page 474, Deed Records of Klamath County, Oregon.

PARCEL 2

All that portion of Lot 53 of FAIR ACRES SUBDIVISION NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southeasterly of the Enterprise Irrigation District Canal.

Tax Account No.: 3809-035DB-01700-000
 450256

Key No.:

Tax Account No.: 3809-035DB-01900-000
 450274

Key No.:

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$157,000.00**.

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.

26 Am

Dated this 2nd day of July, 2004.

43860

Michael A. Fimbres
Michael A. Fimbres

Beverly Fimbres
Beverly Fimbres

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 2, 2004 by Michael A. Fimbres and Beverly Fimbres.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2007