

State of Oregon, County of Klamath
 Recorded 07/08/2004 3:29 p m
 Vol M04 Pg 44860
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

After Recording Return to:
STEPHEN DUNCAN and MARIA DUNCAN
125 Lake Cool Springs
Mira Loma, CA 91732

Until a change is requested all tax statements
 Shall be sent to the following address:
STEPHEN DUNCAN and MARIA DUNCAN
 Same as Above

ASPEN: 591376AF
WARRANTY DEED
 (INDIVIDUAL)

GUADENCIO M. KATIGBAK and REGALITA KATIGBAK, herein called grantor, convey(s) to **STEPHEN DUNCAN and MARIA DUNCAN, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 8, 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 **\$20,000.00**.
 (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 7/6/2004

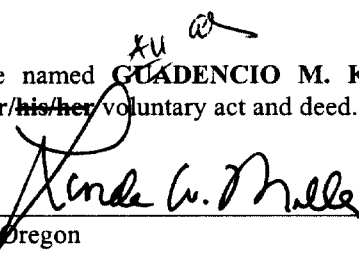

GUADENCIO M. KATIGBAK


REGALITA KATIGBAK

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

On July 6, 2004 personally appeared the above named **GUADENCIO M. KATIGBAK and REGALITA KATIGBAK** and acknowledged the foregoing instrument to be their/~~his~~/~~her~~ voluntary act and deed.

This document is filed at the request of:

Before me: 
 Notary Public for Oregon
 My commission expires:



Aspen
 TITLE & ESCROW, INC.
 525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00059378

Official Seal

