

04 JUL 13 PM 3:20

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After Recording Return to:

ANTHONY MADRUGA TRUSTEE  
550 Ashland Creek DR  
Ashland, Or 97520

Until a change is requested all tax statements

Shall be sent to the following address:

ANTHONY MADRUGA TRUSTEE

Same as above

State of Oregon, County of Klamath

Recorded 07/13/2004 3:20 P m

Vol M04 Pg 45729-30

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

*ASPEN. 00059539*  
**WARRANTY DEED**  
(INDIVIDUAL)

JOHN G. WEST, herein called grantor, convey(s) to ANTHONY MADRUGA TRUSTEE OF THE MADRUGA LOVING TRUST, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$24,000.00.**  
(here comply with the requirements of ORS 93.930)

*cm*  
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 July 13, 2004.

*John G. West*  
\_\_\_\_\_  
JOHN G. WEST

STATE OF OREGON, County of Klamath) ss.

On July 13, 2004 personally appeared the above named JOHN G. WEST and acknowledged the foregoing instrument to be his voluntary act and deed.

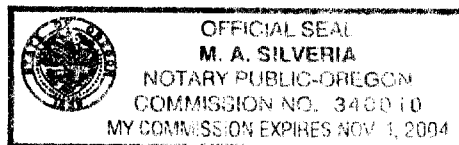
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059539

Before me: *M. A. Silveria*  
Notary Public for Oregon  
My commission expires: 11/01/04

Official Seal



45730

**Exhibit A**

**Parcels 1 and 2 of Minor Partition No. 28-91, situated in the SE 1/4 SE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

**EXCEPTING that portion conveyed to the State of Oregon, by and through its Department of Transportation recorded April 12, 2004 in Book M-04 at Page 20940.**