

04 AUG 6 AM 10:43

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After Recording Return to:  
**PHILIP E. VAUGHN and DEBBIE FINCH**  
9729 9th Place SE  
Everett, WA 98205

State of Oregon, County of Klamath  
Recorded 08/06/04 10:43 a m  
Vol M04 Pg 51636  
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: 59549MA*  
**WARRANTY DEED**  
(INDIVIDUAL)

**BENJAMIN J. HARTZ and V. JOE HARTZ and BEVERLY A. HARTZ**, herein called Grantors, convey(s) to **PHILIP E. VAUGHN and DEBBIE FINCH**, NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURIVORSHIP, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 3, Block 15, FIRST ADDITION TO KLAMATH RIVER ACRES**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. *OW*

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 **\$28,000.00**.  
(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 **August 3, 2004**.

**BEVERLY A. HARTZ**

*Beverly A. Hartz by Benjamin J. Hartz*  
By: **BENJAMIN J. HARTZ**, her attorney in fact

*Benjamin J. Hartz*  
**BENJAMIN J. HARTZ**

**V. JOE HARTZ**

*V. Joe Hartz by Benjamin J. Hartz*  
By: **BENJAMIN J. HARTZ**, his attorney in fact

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

On August 3, 2004, personally appeared the above named **Benjamin J. Hartz**, for himself, individually, and as attorney in fact for both **V. Joe Hartz and Beverly A. Hartz**, and acknowledged the foregoing instrument to be his voluntary act and deed and that of said principals.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059549

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

Official Seal

