

04 AUG 30 PM 2:19

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State of Oregon, County of Klamath
Recorded 08/30/04 2:19 p m
Vol M04 Pg 57418-19
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After Recording Return to:

STEVEN PAUL LAZZINI II and KATHLEEN THERESE LAZZINI
2747 Montelius St.
Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

STEVEN PAUL LAZZINI II and KATHLEEN THERESE LAZZINI

Same as above

Aspen: 59837MS
WARRANTY DEED
(INDIVIDUAL)

MARTIN R. SYLWESTER and MERLE J. SYLWESTER, herein called grantor, convey(s) to STEVEN PAUL LAZZINI II and KATHLEEN THERESE LAZZINI, husband and wife, 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 **\$127,000.00.**
(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 25, 2004.

Martin R. Sylwester

MARTIN R. SYLWESTER

Merle J. Sylwester

MERLE J. SYLWESTER

STATE OF OREGON, County of Klamath) ss.

On 8/26/04, 2004 personally appeared the above named MARTIN R. SYLWESTER and MERLE J. SYLWESTER and acknowledged the foregoing instrument to be their3 voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

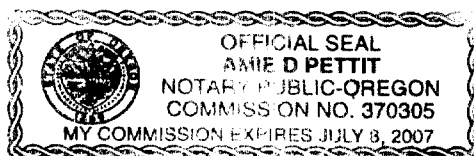
525 Main Street
Klamath Falls, OR 97601
Order No.: 00059837

Before me: *Amie D. Pettit*

Notary Public for Oregon

My commission expires: *July 8, 2007*

Official Seal



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Exhibit A

Parcel 2 of Land Partition 16-96 being a portion of Parcel 2 of Land Partition 44-94 situated in the SW 1/4 SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 20 foot Non-Exclusive Easement for ingress and egress as contained on the Land Partition Plat 16-96 filed June 21, 1996, Records of Klamath County, Oregon.