

04 SEP 23 PM 2:31

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After Recording Return to:

**BALBINA VARGAS**

145 Nevada Ave  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

**BALBINA VARGAS**

Same As Above

State of Oregon, County of Klamath

Recorded 09/23/04 2:31 p m

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Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

Aspen 59880AF  
**WARRANTY DEED**  
(INDIVIDUAL)

**JACK R. KEMNITZER AND FREEDA G. KEMNITZER, TRUSTEES OF THE KEMNITZER FAMILY TRUST U.A.D. NOVEMBER 2, 1988**, herein called grantor, convey(s) to **BALBINA VARGAS, AN ESTATE IN FEE SIMPLE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 11, Block 52, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, 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 **\$62,000.00**.

(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 9-23-04.

**KEMNITZER FAMILY TURST U.A.D. NOVEMEBER 2, 1988**

*Jack R. Kemnitzer*  
**JACK R. KEMNITZER, TRUSTEE/INDIVIDUAL**

*Freeda G. Kemnitzer*  
**FREEDA G. KEMNITZER, TRUSTEE/INDIVIDUAL**

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

On Sept. 23, 04 personally appeared the above named **JACK R. KEMNITZER AND FREEDA G. KEMNITZER** and acknowledged the foregoing instrument to be **Their/his/her** 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.: 00059880

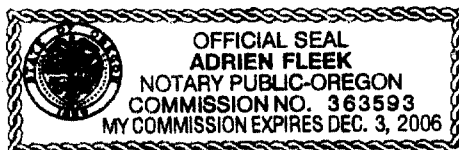
Before me:

Notary Public for Oregon

My commission expires:

*Adrien Fleeck*  
12-3-06

Official Seal



21 A