

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

Vol M04 Page 65033

State of Oregon, County of Klamath
Recorded 09/28/04 2:21 P m
Vol M04 Pg 65033-34
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

04 SEP 28 PM 2:21

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

Aspen: 1503
COVER SHEET

DOCUMENT: Warranty Deed

GRANTOR: Harvey J. Beeney

GRANTEE: Luis Sequera Guerra & Wendy Sute Guerra

CONSIDERATION : \$25,400.00

26*

OK

WARRANTY DEED

65034

KNOW ALL MEN BY THESE PRESENTS, That HARVEY J. BEENEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LUIS SEQUA GUERRA AND WENDY SUE GUERRA, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Westerly 99.85 feet of Lots 1 and 2, Block 6, Third Addition to Altamont Acres, In the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,400.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of July, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

HARVEY J. BEENEY

STATE OF OREGON,)

County of KLAMATH) ss.

July 13, 1992.

Personally appeared the above named
HARVEY J. BEENEY

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

3-22-93

STATE OF OREGON, County of) ss.

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Harvey J. Beeney
629 Buena Vista
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Luis Sequa and Wendy Sue Guerra
3360 Laverne
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Aspell, Della-Rose & Richard
122 South Fifth Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Harvey J. Beeney
629 Buena Vista
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE