

After Recording Return to:

GARY NISKALA and DEBORAH NISKALA

PO Box 546
Running Springs, CA 92382

Until a change is requested all tax statements

Shall be sent to the following address:

GARY NISKALA and DEBORAH NISKALA

Same as Above

State of Oregon, County of Klamath

Recorded 10/06/04 3:35 P m

Vol M04 Pg 67883

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ARden 59746AF
WARRANTY DEED
(INDIVIDUAL)

ROBERT G. LOBATO SR. and JEANNE I. LOBATO, herein called grantor, convey(s) to **GARY NISKALA and DEBORAH NISKALA, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Beginning at the North one quarter corner of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89° 56' 41" East on the North line of said Section 31, a distance of 253.15 feet to the West right of way line of State Highway No. 62; thence South 11° 51' 08" East on said right of way line a distance of 334.42 feet; thence West to a point on the East right of way line of State Highway 422, said point being South 5° 48' 34" East a distance of 330.11 feet from the North line of said Section 31; thence North 5° 48' 34" West, on said East right of way line a distance of 330.11 feet to the North line of said Section 31; thence South 89° 56' 41" East a distance of 959.70 feet to the point of beginning.

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 **\$337,000.00**.
(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 10-6-04

Robert G. Lobato Sr.
ROBERT G. LOBATO SR.

Jeanne I. Lobato
JEANNE I. LOBATO

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

On Oct. 6, 04 personally appeared the above named **ROBERT G. LOBATO SR. and JEANNE I. LOBATO** and acknowledged the foregoing instrument to be their 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.: 00059746

Before me: Adrien Fleek
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal

