

After Recording Return to:

ARLANDO AVILA and BETTY AVILA

PO Box 764  
Chiloquin, OR 97624

Until a change is requested all tax statements

Shall be sent to the following address:

ARLANDO AVILA and BETTY AVILA

Same As Above

State of Oregon, County of Klamath

Recorded 10/07/04 3:00 p m

Vol M04 Pg 68180-81

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Aspen: 59611AF  
**WARRANTY DEED**  
(INDIVIDUAL)

JEFFREY F. GARVIN, herein called grantor, convey(s) to ARLANDO AVILA and BETTY AVILA, HUSBAND AND WIFE 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 **\$155,000.00.**  
(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

*Jeffrey F. Garvin*  
JEFFREY F. GARVIN

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

On Oct 6, 04 personally appeared the above named **JEFFREY F. GARVIN** and acknowledged the foregoing instrument to be **Their/his/her** voluntary act and deed.

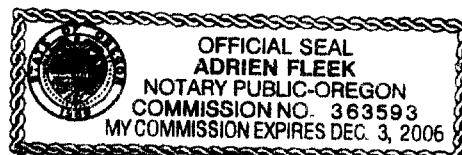
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059671

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

Official Seal



**Exhibit A**

**The East 208.71 feet of the South 626.13 feet of the following described real property in Klamath County, Oregon:**

**The S 1/2 NE 1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, lying South of Woodland Park, Klamath County, Oregon. EXCEPTING THEREFROM the following described parcels of land:**

**That portion contained in Contract of Sale recorded December 11, 1975 in Book M-75 at Page 15639, Microfilm Records, and that portion contained in Contract of Sale recorded July 19, 1976 in Book M-76 at Page 10913, Microfilm Records. ALSO EXCEPTING THEREFROM that portion of the following described property lying in the S 1/2 NE 1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:**

**Beginning at the Northwest corner of the W 1/2 SW 1/4 NW 1/4 of said Section 14, this corner being the true point of beginning of this description; thence East along the North line of said W 1/2 SW 1/4 NE 1/4 of Section 14 to the Northeast corner of said W 1/2 SW 1/4 NW 1/4 of Section 14; thence South along the East line of said W 1/2 SW 1/4 NW 1/4 of Section 14 a distance of 1158 feet to a point; thence North 60° West 541 feet to a point; thence West 429 feet to a point; thence North 887 feet, more or less, to the South line of Woodland Park Subdivision; thence East along said South line of Woodland Park to the true point of beginning.**