

04 OCT 18 PM 3:40

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After Recording Return to:

OLIVIA BERDUZCO

11938 Albion Way
Moreno Valley, CA. 92557

Until a change is requested all tax statements

Shall be sent to the following address:

OLIVIA BERDUZCO

State of Oregon, County of Klamath
Recorded 10/18/04 3:40 p m
Vol M04 Pg 70870
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Aspen: 50788811A
WARRANTY DEED
(INDIVIDUAL)

FRANCISCO PENA and LUZ PENA, husband and wife, herein called Grantor, convey(s) to OLIVIA BERDUZCO, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 16, Block 210, MILLS SECOND 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 \$72,000.00.
(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 26, 2004.

Francisco Pena
FRANCISCO PENA
Luiz M. Pena
LUZ PENA

STATE OF OREGON, County of Klamath) ss.

On August 26, 2004, personally appeared the above named FRANCISCO PENA and LUZ PENA and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059888

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal

