

04 OCT 19 PM 2:30

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After Recording Return to:

JOSE F. MAESTAS and MARIE D. MAESTAS
390 Hillside Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
Shall be sent to the following address:

JOSE F. MAESTAS and MARIE D. MAESTAS
390 Hillside Avenue
Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 10/19/04 2:30 p m

Vol M04 Pg 71124

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

Aspen: 59701MS
WARRANTY DEED
(INDIVIDUAL)

JOHN M. HILDUM and RAE J. HILDUM, herein called grantor, convey(s) to JOSE F. MAESTAS and MARIE D. MAESTAS, husband and wife, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

EXHIBIT A

The Northerly 40 feet of the Northeasterly 50 feet of Lot 5, Block 47, HILLSIDE 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, more particularly described as follows:

Beginning at the most Northerly corner of Lot 5, Block 47, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southwesterly along the line between Lots 4 and 5 of said Block, 50 feet; thence Southeasterly parallel with the Northeasterly line of said Lot 5, 40 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 5, 50 feet to the Southwesterly line of Hillside Avenue; thence Northwesterly 40 feet to the place 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 \$76,900.00.
(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 October 12, 2004.

John M. Hildum
JOHN M. HILDUM

Rae J. Hildum
RAE J. HILDUM

STATE OF OREGON, County of Benton (Klamath) ss.

On Oct 15, 2004 personally appeared the above named JOHN M. HILDUM and RAE J. HILDUM and acknowledged the foregoing instrument to be their voluntary act and deed.

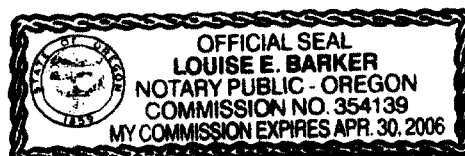
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00059701

Before me: Louise E. Barker
Notary Public for Oregon
My commission expires: 4/30/2006

Official Seal



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