

04OCT27 AM11:47



After recording return to:
Magdaleno E. L. Deguzman and
Barbara A. Deguzman

P.O. Box 2165
Lancaster, CA 93539

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

Magdaleno E. L. Deguzman and
Barbara A. Deguzman

Same

File No.: 7021-438081 (SAC)

Date: October 07, 2004

Vol M04 Page 73509

State of Oregon, County of Klamath

Recorded 10/27/04 11:47a m

Vol M04 Pg 73509-10

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Judith Ellen Eberhart, Trustee, the Judith Ellen Eberhart Revocable Trust, dated January 9, 2002, Grantor, conveys and warrants to Magdaleno E. L. Deguzman and Barbara A. Deguzman as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 18 in Block 1 of Tract No. 1083, Cedar Trails, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$32,000.00**. (Here comply with requirements of ORS 93.030)

f26.✓

73510

APN: 625078

Statutory Warranty Deed
- continued

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Date: 10/07/2004

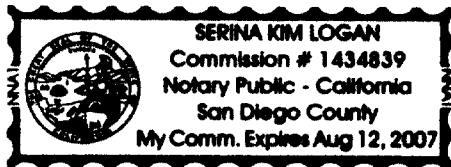
Dated this 25th day of Oct., 2004.

Judith Ellen Eberhart, Trustee, the Judith
Ellen Eberhart Revocable Trust, dated
January 9, 2002

Judith Ellen Eberhart
Judith Ellen Eberhart, Trustee

Judith Ellen Eberhart
STATE OF California)
County of San Diego) ss.

This instrument was acknowledged before me on this 25 day of Oct, 2004
by as of Judith Ellen Eberhart, Trustee, the Judith Ellen Eberhart Revocable Trust, dated January 9,
2002, on behalf of the .



Serina Kim Logan

Notary Public for

My commission expires: Aug. 12, 2007