

04 NOV 22 PM 2:51

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After Recording Return to:
JOSE B. ALBARRAN
P.O. Box 883
Yosemite, Ca. 95389
Until a change is requested all tax statements
Shall be sent to the following address:
JOSE B. ALBARRAN
Same as above

State of Oregon, County of Klamath
Recorded 11/22/04 2:51 p m
Vol M04 Pg 80307
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Aspen: 60358MS
WARRANTY DEED
(INDIVIDUAL)

WEUNFOU PHAN and CHEOFINH PHAN, herein called Grantor, convey(s) to **JOSE B. ALBARRAN**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lots 1 and 2, Block 4, CHILOQUIN HEIGHTS ADDITION TO CHILOQUIN, 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 **\$7,000.00**.
(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 November 16, 2004.

Weunfou Phan 11/19/04

WEUNFOU PHAN
Cheofinh Phan 11/19/04

CHEOFINH PHAN

STATE OF CALIFORNIA, County of Contra Costa) ss.

On Nov. 19, 2004, 2004 personally appeared the above named **WEUNFOU PHAN and CHEOFINH PHAN** 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.: 00060358

Before me: *[Signature]*
Notary Public for California
My commission expires: 3/4/05

Official Seal

