

After Recording Return to:

JENNIFER SAUCEDO

631 Claudius Way
Windsor, CA 95492

Until a change is requested all tax statements

Shall be sent to the following address:

JENNIFER SAUCEDO

Same as above

State of Oregon, County of Klamath

Recorded 12/08/04 1.51 p m

Vol M04 Pg 84181-82

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

Aspen: U00052MB
WARRANTY DEED
(INDIVIDUAL)

WAYNE L. MINTEN and PHYLLIS M. MINTEN, TRUSTEES OF THE 2002 MINTEN REVOCABLE TRUST UTA DATED APRIL 2002, herein called grantor, convey(s) to JENNIFER SAUCEDO, herein called Grantee, 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 \$127,000.00. ✓
(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 December 2, 2004.

THE 2002 MINTEN REVOCABLE TRUST UTA DATED APRIL 2002

Wayne L. Minten 12-3-04
WAYNE L. MINTEN, TRUSTEE

Phyllis M. Minten 12-03-04
PHYLLIS M MINTEN, TRUSTEE

STATE OF CALIFORNIA, County of SANTA CLARA) ss.

On December 3RD, 2004 personally appeared the above named WAYNE L. MINTEN and PHYLLIS M. MINTEN and acknowledged the foregoing instrument to be their voluntary act and deed.

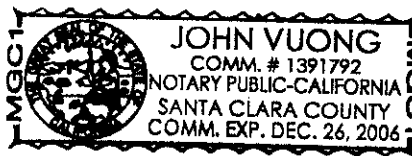
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060052

Before me: _____
Notary Public for California
My commission expires: 12/20/2004

Official Seal



2600

Exhibit A

PARCEL 1:

The Westerly 70 feet of Lot 1, and the Westerly 70 feet of the North 31.73 feet of Lot 2, lying Westerly of a line parallel to and 70 feet Easterly from the Easterly line of California Avenue as now located in Block 93, BUENA VISTA 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.

PARCEL 2:

That part of Lots 1 and 2, Block 93, BUENA VISTA 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, described as follows:

Beginning at a point on the Northerly line of Lot 1, Block 93 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, which point is the Northeast corner of a tract of land conveyed by Irene M. (Wilson) Wagner, single, to Robert Wayne Malcomb, et ux, by deed recorded August 13, 1959 in Book 315 at Page 56, Deed Records of Klamath County, Oregon; thence Southeasterly along the Easterly line of said tract to the Southeasterly corner thereof; thence Northwesterly in a straight line to the point of beginning.