

04 DEC 13 PM 2:52

After Recording Return to:

JENNIFER SAUCEDO

P.O. Box 324

Windsor, CA 95492

Until a change is requested all tax statements  
Shall be sent to the person and address above.

State of Oregon, County of Klamath

Recorded 12/13/04 2:52 p.m.

Vol M04 Pg 85171-72

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

*Aspen: 60210M4*  
**WARRANTY DEED**  
(INDIVIDUAL)

ENTRUST ADMINISTRATION INC., FBO RANDOLPH M. GROSSMAN, IRA #24795 herein called Grantor, convey(s) to JENNIFER SAUCEDO, 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 \$85,000.00.  
(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 7, 2004.

ENTRUST ADMINISTRATION INC., FBO RANDOLPH M. GROSSMAN  
IRA #24795

*[Signature]*  
BY: (authorized signature) **ENTRUST ADMINISTRATION  
BY: CHANS SENGSAVATH  
IRS-AUTHORIZED SIGNER**

STATE OF CALIFORNIA, County of Alameda ) ss.

On December 10, 2004, personally appeared the above named Chans Sengsavath as  
Account Executive of ENTRUST ADMINISTRATION INC.

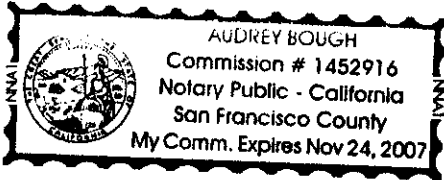
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060210

Before me: *Audrey Bough*  
Notary Public for \_\_\_\_\_  
My commission expires: 11-24-2007

Official Seal



*2600*

## Exhibit A

A parcel of land situated in a portion of Lots 18, 19, 20 and 21 of Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of East Main Street, said point being the most Southerly corner of said Lot 18; thence North 55° 33' 00" West, along said right of way line, 37.47 feet to the most Southerly corner of Parcel "A" of said Property Line Adjustment 1-PL-96; thence along the boundary of said Parcel "A" North 34° 27' 00" East 90.00 feet and North 55° 33' 00" West 62.45 feet; thence North 34° 27' 00" East 25.00 feet to the most Northerly corner of said Lot 21; thence South 55° 33' 00" East 99.92 feet to the most Easterly corner of said Lot 18; thence South 34° 27' 00" West 115.00 feet to the point of beginning.