

04 DEC 13 PM 2:52

Vol M04 Page 85200

State of Oregon, County of Klamath  
Recorded 12/13/04 2:52 p m  
Vol M04 Pg 85200-01  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

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.

*Aspen-LEASMA*  
**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

BY: *[Signature]* ENTRUST ADMINISTRATION  
(authorized signature) BY: CHANS SENGSAVATH  
ITS 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.

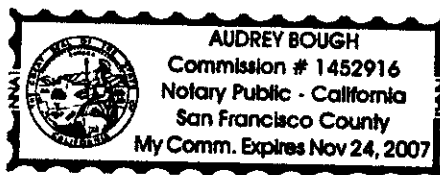
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060208

Before me: *[Signature]*  
Notary Public for Entrust Administration, California  
My commission expires: 11-24-2007

Official Seal



*2600*

Exhibit A

A parcel of land situated in a portion of Lots 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 Westerly corner of said Lot 21; thence South 55° 33' 00" East along said right of way line, 62.45 feet; thence North 34° 27' 00" East 90.00 feet; thence North 55° 33' 00" West 62.45 feet to a point on the Westerly line of said Lot 21; thence South 34° 27' 00" West 90.00 feet to the point of beginning.