

05 JAN 7 PM 2:12

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After Recording Return to:

**TERESA PIMENTEL**

6721 Milbert Dr.

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

**TERESA PIMENTEL**

State of Oregon, County of Klamath

Recorded 01/07/2005 2:12 P m

Vol M05 Pg 01500

Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

*Aspen: 6043/MS*  
**WARRANTY DEED**  
(INDIVIDUAL)

**EVERETT LARSON**,<sup>\*</sup> herein called grantor, convey(s) to **TERESA PIMENTEL** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 18, Block 9, Tract No. 1270, FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

\* Trustee of the Everett Larson Living Trust Dated April 18, 2003

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 **\$19,500.00**.  
(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 **January 4, 2005**.

**EVERETT LARSON LIVING TRUST DATED APRIL 18, 2003**

*Everett Larson*  
BY: **EVERETT LARSON, TRUSTEE**

STATE OF CALIFORNIA, County of Contra Costa ss.

On January 5, 2005 personally appeared the above named **EVERETT LARSON** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060431

Before me: *Carrol A. O'Connell*  
Notary Public for California  
My commission expires: 5-20-05

Official Seal

