

05 JAN 31 PM 1:44

After Recording Return to:

RAUL F. GARCIA

P.O. Box 921511

Dutch Harbor, AK 99662

Until a change is requested all tax statements

Shall be sent to the following address:

RAUL F. GARCIA

Same as above

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State of Oregon, County of Klamath

Recorded 01/31/05 1:44 p m

Vol M05 Pg 06891-92

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Aspen^{MA} 00578
WARRANTY DEED
(INDIVIDUAL)

JUANITA B. MILLER TRUSTEE OF THE JUANITA B. MILLER LIVING TRUST UDA MARCH 19, 1992, herein called grantor, convey(s) to RAUL F. GARCIA, 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 **\$169,900.00**.
(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 24, 2005.

JUANITA B. MILLER LIVING TRUST

BY: JUANITA B. MILLER, TRUSTEE

Juanita B. Miller
Trustee

STATE OF, County of **Klamath**) ss.

On January 25, 2005 personally appeared the above named JUANITA B. MILLER TRUSTEE OF THE JUANITA B. MILLER LIVING TRUST and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00060578

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: 3-22-2005

Official Seal

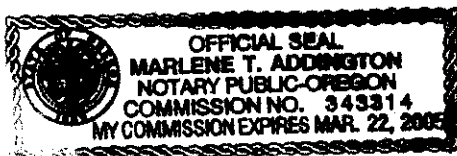


Exhibit A

A parcel of land 75 feet by 135 feet in the E 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the E 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 88° 57' East 195 feet; thence North 0° 35' West 439.78 feet from the Southwest corner of the SE 1/4 NW 1/4 of said Section 2; thence North 0° 35' West, parallel with the West line of said SE 1/4 NW 1/4 a distance of 75 feet; thence North 89° 45' East 135 feet to the East line of said E 1/2 W 1/2 W 1/2 SE 1/4 NW 1/4 of Section 2; thence South 0° 35' East along said East line a distance of 75 feet; thence South 89° 45' West 135 feet to the point of beginning.