

05 MAY 11 AM 11:00

State of Oregon, County of Klamath
Recorded 05/11/05 11:00 am
Vol M05 Pg 34084
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:
JAMES WOLF
BOX 1117
COLUMBIA, CA 96310
Until a change is requested all tax statements
Shall be sent to the following address:
JAMES WOLF
Same as Above

Aspen Title & Escrow
WARRANTY DEED
(INDIVIDUAL)

REFUGIO GALVAN CEBALLOS and PATTI LYNN CEBALLOS, herein called grantor, convey(s) to **JAMES WOLF**, as Grantee(s) all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Beginning at the most Easterly corner of Lot 2, Block 65, **NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS**, Klamath County, Oregon, running thence Northwesterly along the Northeasterly line of said Lot 2 a distance of 100 feet; thence Southwesterly parallel with Grant Street (formerly Franklin Street) 54 feet; thence Southeasterly parallel with the Northeasterly line of said Lot 2 a distance of 100 feet to the Northerly line of Grant Street; thence Northeasterly along the Northerly line of Grant Street to the place of beginning.


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 a first Trust Deed in favor of Budget Finance dated October 15, 2003, recorded October 28, 2003 in book M-03, Page 79903, records of Klamath County, Oregon, which Trust Deed the Grantees herein do not agree to assume and pay and Grantor holds Grantee harmless therefrom. Grantor hereby states that said Trust Deed will be paid in full prior to, or at the time of, payoff of the All-inclusive Trust Deed from Grantees in favor of Grantor, which is being recorded immediately subsequent to the recording of this Deed.

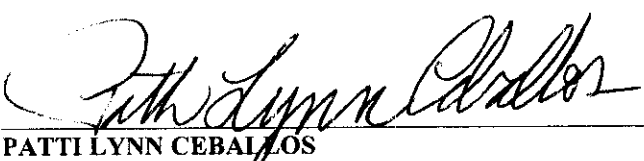
and will

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 **\$167,500.00**.
(here comply with the requirements of ORS 93.930)

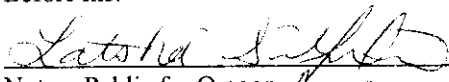
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: 05-07-05

REFUGIO GALVAN CEBALLOS

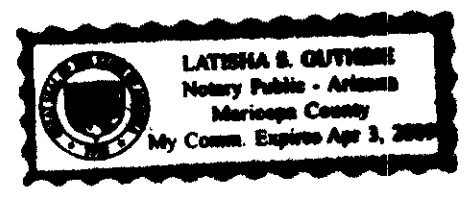

PATTI LYNN CEBALLOS

STATE OF OREGON, County of Klamath) ss.

On May 7, 2005 personally appeared the above named **REFUGIO GALVAN CEBALLOS PATTI LYNN CEBALLOS** who acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon *Arizona*
My commission expires: April 3 2009

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00061415



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