

05 MAY 20 AM 11:00

Vol M05 Page 38780

After Recording Return to:  
**MARIANNA GARCELON**  
31111 Casebeer Road  
Bonanza, OR 97623

Until a change is requested all tax statements  
Shall be sent to the following address:  
**MARIANNA GARCELON**  
31111 Casebeer Road  
Bonanza, OR 97623

State of Oregon, County of Klamath  
Recorded 05/26/05 11:00 a m  
Vol M05 Pg 38780  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

*Aspen Title & Escrow*  
**WARRANTY DEED**  
(INDIVIDUAL)

**WILLIAM J. HALES and CATHY L. HALES**, herein called grantor, convey(s) to **MARIANNA GARCELON**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 40, YALTA GARDENS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 041 MAP 3909-002AB TL 08300 KEY #512083**

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 **\$159,900.00**.  
(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 May 24, 2005.

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*William J. Hales*  
\_\_\_\_\_  
**WILLIAM J. HALES**

\_\_\_\_\_

*Cathy L. Hales*  
\_\_\_\_\_  
**CATHY L. HALES**

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

On May 26, 2005 personally appeared the above named **WILLIAM J. HALES and CATHY L. HALES** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061430

Before me: *MA Silveria*

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal

