

05 JUN 10 PM 3:03

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After Recording Return to:
TRACY BURMEISTER
PO Box 695
Chiloquin, OR 97624

State of Oregon, County of Klamath
Recorded 06/16/05 3:03p m
Vol M05 Pg 45330
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the following address:
TRACY BURMEISTER
PO Box 695
Chiloquin, OR 97624

Appendix 53ms
WARRANTY DEED
(INDIVIDUAL)

CLAUDIA ERIKA ESCOBAR HERNANDEZ, WHO ACQUIRED TITLE AS CLAUDIA ESCOBAR AND VICTOR HUGO RANGEL IBARRA, WHO ACQUIRED TITLE AS VICTOR RANGEL, herein called grantor, convey(s) to TRACY BURMEISTER, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 3 and 4, Block 18, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029CA TL 16200 KEY# 301827
CODE 001 MAP 3809-029CA TL 16300 KEY# 301818

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 \$74,500.00.
(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 June 9, 2005.

Victor Hugo Rangel Ibarra Claudia Erika Escobar Hernandez
VICTOR HUGO RANGEL IBARRA CLAUDIA ERIKA ESCOBAR HERNANDEZ

Claudia Erika Escobar Hernandez
By: Claudia Erika Escobar Hernandez,
his atty in fact

CALIFORNIA
STATE OF ~~OREGON~~; County of SHASTA) ss.

On June 13, 2005 personally appeared the above named Claudia Erika Escobar Hernandez as an individual and as Attorney in Fact for Victor Hugo Rangel Ibarra 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.: 00061553

Before me: Betty L. Hamilton
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 11-13-2005

Official Seal

