

06 JUN 30 PM 1:30

Vol M05 Page 49805

After Recording Return to:

JAMES R. WOLF

PO Box 1117

Columbia, CA 95310

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES R. WOLF

Same As Above

State of Oregon, County of Klamath  
Recorded 06/30/05 1:38 P.mVol M05 Pg 49805-06

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

*Aspen 60911AF*

**WARRANTY DEED**  
(INDIVIDUAL)

ALFONSO PENA JR., herein called grantor, convey(s) to JAMES R. WOLF, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

The S 1/2 of Lot 8, Block 212, MILLS SECOND ADDITION 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 3809-033DB TL 11500 KEY #613857

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 \$57,000.00.  
(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 6/29/05

*Alfonso Pena Jr.*  
ALFONSO PENA JR.

STATE OF OREGON, County of Klamath) ss.

On June 29, 2005 personally appeared the above named ALFONSO PENA JR. and acknowledged the foregoing instrument to be his/her/their 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.: 00060911

Before me: *[Signature]*  
Notary Public for Oregon  
My commission expires:

Official Seal

*W/A*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

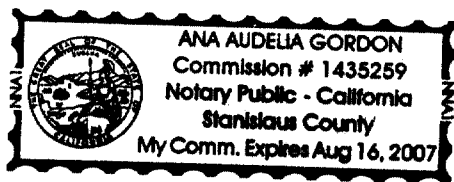
State of California

County of Stanislaus

} ss.

On June 29, 2005 before me, Ana Audelia Gordon, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Alfonso Pena Jr.  
Name(s) of Signer(s)

☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**Title or Type of Document: Warranty DeedDocument Date: June 29, 2005 Number of Pages: \_\_\_\_\_Signer(s) Other Than Named Above: none**Capacity(ies) Claimed by Signer**Signer's Name: Alfonso Pena Jr.

- ☒ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**  
 Top of thumb here

