

05 JUL 1 PM 2:47

State of Oregon, County of Klamath  
Recorded 07/01/05 2:47p m  
Vol M05 Pg 50545  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After Recording Return to:  
**ERWIN L. WUSSTIG and PATRICIA A. WUSSTIG**  
3661 Bates  
Irvine, CA 92614

Until a change is requested all tax statements  
Shall be sent to the following address:  
**ERWIN L. WUSSTIG and PATRICIA A. WUSSTIG**  
Same As Above

*Aspen 12303AE*  
**WARRANTY DEED**  
(INDIVIDUAL)

**MODESTO A. VALENCIA and IRMA A. VALENCIA**, herein called grantor, convey(s) to **ERWIN L. WUSSTIG and PATRICIA A. WUSSTIG**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**PARCEL 1:**

**Lot 7, Block 12, Tract No. 1003, THIRD ADDITION TO MOYINA**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**PARCEL 2:**

**The Northerly 2 feet of Lot 6, Block 12, Tract No. 1003, THIRD ADDITION TO MOYINA**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 041 MAP 3809-036CA TL 05600 KEY #451709**

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 **\$210,000.00**.  
(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 6-20-05

*Modesto Valencia*  
**MODESTO A. VALENCIA**

*Irma Valencia*  
**IRMA A. VALENCIA**

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

On June 20, 05 personally appeared the above named **MODESTO A. VALENCIA and IRMA A. VALENCIA** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061363

Before me: *Adrien Fleeck*  
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal



*UK*