



After recording return to:
John A. Hester and Teresa L. Hester
266-31 Roundtree Road
Curtis, WA 98538

Until a change is requested all tax statements
shall be sent to the following address:
John A. Hester and Teresa L. Hester
266-31 Roundtree Road
Curtis, WA 98538

File No.: 7064-195004 (LAT)
Date: June 26, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 07/07/2003 3:10 p m.
Vol M03 Pg 46627-28
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Michael Lemoyne Poe, an estate in fee simple, Grantor, conveys and warrants to **John A. Hester and Teresa L. Hester as tenants by the entirety**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13, Block 20, THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions, reservations, easements for public utilities, districts, water companies, alleys and streets, rights and rights of way of record, if any; also exceptions of oil, gas, minerals and hydrocarbons, and/or lease, if any, without the right of surface entry.

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.

The true consideration for this conveyance is **\$118,500.00**. (Here comply with requirements of ORS 93.030)

26 K

APN: **R130646**

Statutory Warranty Deed
- continued

File No.: **7064-195004 (LAT)**
Date: **06/26/2003**

46628



Michael Lemoyne Poe

STATE OF Oregon)
County of Deschutes)ss.
)

This instrument was acknowledged before me on this 30 day of June, 2003
by **Michael Lemoyne Poe**.



Lisa A. Tracy Notary Public for Oregon



My commission expires: 02-05-2006