

04 JAN 12 PM 3:16

WJC-63766 TM



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After recording return to:

ANGALEE M. BARRY

3164 PARAMONT STREET

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 01/12/2004 3:16 p m

Vol M04 Pg 1541

Linda Smith, County Clerk

Fee \$ 2/00 # of Pgs 1

Until a change is requested all  
tax statements shall be sent to  
The following address:

ANGALEE M. BARRY

3164 PARAMONT STREET

KLAMATH FALLS, OR 97603

Escrow No. MT63766-TM

## STATUTORY WARRANTY DEED

BILLY J. SEATON, Grantor(s) hereby convey and warrant to ANGALEE M. BARRY, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

**Lot 18 of TRACT 1343, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No.: 3909-012BA-06000-000

Key No.: 885801

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$163,000.00.

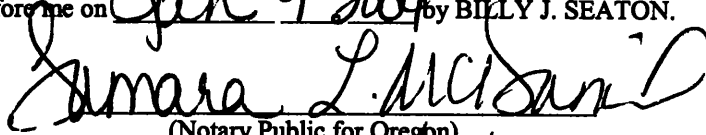
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 9th day of JANUARY, 2004.

  
BILLY J. SEATON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Jan 9 2004 by BILLY J. SEATON.

  
(Notary Public for Oregon)



My commission expires 12/17/05

21.00