

04 JAN 15 PM 3:44



WTC-63765 TA

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After recording return to:

MARK C. GROVES

5425 BLY MOUNTAIN CUTOFF RD

BONANZA, OR 97623

State of Oregon, County of Klamath

Recorded 01/15/2004 3:44 p m

Vol M04 Pg 2845

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:

MARK C. GROVES

5425 BLY MOUNTAIN CUTOFF RD

BONANZA, OR 97623

Escrow No. MT63765-TA

STATUTORY WARRANTY DEED

WILLIAM CAHILL and SUSAN M. CAHILL, as tenants by the entirety, Grantor(s) hereby convey and warrant to MARK C. GROVES and TERRIE D. GROVES, as tenants by the entirety, 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 1 in Block 212, MILLS SECOND ADDITION, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-033DB-10700-000

Key No.: 613777

613777

3809-033DB-10700-000

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:

SUBJECT TO: TRUST DEED DATED FEBRUARY 14, 2002 AND RECORDED FEBRUARY 26, 2002, IN VOLUME M02, PAGE 11460, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF KENNETH W. MCDONALD AND JACQUELINE P. MCDONALD, HUSBAND AND WIFE, OR THE SURVIVOR THEREOF, AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND THE ABOVE NAMED GRANTOR AGREES TO HOL THE GRANTEE HARMLESS THEREFROM.

The true and actual consideration for this conveyance is **\$100,000.00**.

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 9 day of January, 2004

William Cahill
WILLIAM CAHILL

Susan M. Cahill
SUSAN M. CAHILL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 9, 2004 by WILLIAM CAHILL and SUSAN M. CAHILL.



Kristen C. Neal
(Notary Public for Oregon)

My commission expires 6-18-04

2:00 PM