WT7-63817KR

04233 Vol. MO4 Page

State of Oregon, County of Klamath Recorded 01/23/2004 //:/9 a
Vol M04 Pg 42 33 Linda Smith, County Clerk Fee \$ 2/00 # of Pgs \_\_ # of Pgs \_\_/

After recording return to: MICAH I. LAMBERT 1727 HARMONY LANE KLAMATH FALLS, OR 97601 Until a change is requested all tax statements shall be sent to The following address: MICAH I. LAMBERT 1727 HARMONY LANE KLAMATH FALLS, OR 97601

MT63817-KR

## STATUTORY WARRANTY DEED

PATRICK MCCULLOUGH and CYNTHIA A. MCCULLOUGH, as tenants by the entirety, Grantor(s) hereby convey and warrant to MICAH I. LAMBERT and TABITHA A. CASE, 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 13 in Tract 1309, CROWN RIDGE SUBDIVISION PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.:

3809-020DA-07500-000

Key No.: 884989

884989

Escrow No.

3809-020DA-07500

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 \$213,800.00.

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.

PATRICK MCCULLOUGH

anthin A. mobile CYNTHIA A. MCCULLOUGH

BY: Atrick MCULLOUGH, HER ATTORNEY IN FACT

State of Oregon County of KLAMATH

33, 204 by PATRICK MCCULLOUGH and CYNTHIA A. This instrument was acknowledged before me on unuany MCCULLOUGH.

OFFICIAL SEAL SUZIE MOLLETT
NOTARY PUBLIC- OREGON
COMMISSION NO. 363021
MY COMMISSION EXPIRES NOV 14, 2006

My commission expires\_