



NTT-63941 LW

Vol M04 Page 04434State of Oregon, County of Klamath
Recorded 01/23/2004 3:20 p mTHIS SPACE RESE Vol M04 Pg 04434

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

After recording return to:

JOYCE GUTHRIE10068 WESTBROOK DRIVEKLAMATH FALLS, OR 97601Until a change is requested all
tax statements shall be sent to
The following address:JOYCE GUTHRIE10068 WESTBROOK DRIVEKLAMATH FALLS, OR 97601

Escrow No. MT63941-LW

STATUTORY WARRANTY DEED

CHRISTINA N. BRUNER, Grantor(s) hereby convey and warrant to JOYCE GUTHRIE, 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:

Unit 10068 (Westbrook Drive), Supplemental Plat Tract 1379, FALCON HEIGHTS CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-03400-70015-000

Key No.: 887695

887695

3909-03400-70015-000

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:

The true and actual consideration for this conveyance is \$83,500.00.

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 22 day of January, 2004.

 CHRISTINA N. BRUNER

State of Oregon

County of ~~KLAMATH~~ ALANEThis instrument was acknowledged before me on January 22, 2004 by CHRISTINA N. BRUNER.

 (Notary Public for Oregon)
My commission expires March 24, 2007

210 am