

04 FEB 13 PM 3:28



Vol M04 Page 08786

State of Oregon, County of Klamath  
Recorded 02/13/2004 3:28 p m  
Vol M04 Pg 8786  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:

ROBERT A. YORK

16102 Spring Court  
Kenil, OR 97627

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

ROBERT A. YORK

16102 Spring Court  
Kenil, OR 97627

Escrow No. MT63699-TA

MTC 63699-TA

### STATUTORY WARRANTY DEED

JOHN CHAVARRIA, Grantor(s) hereby convey and warrant to ROBERT A. YORK and SHARRON A. YORK, 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 3 in Block 1, Tract 1189, MISTY MOUNTAIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 4007-001A0-01400-000

Key No.: 700432

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 \$67,000.00.

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 11<sup>th</sup> day of February, 2004.

John Chavarria  
JOHN CHAVARRIA

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 2/11, 2004 by JOHN CHAVARRIA.



[Signature]  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

21.00 Am