NTC - 64007 MS

'04 FEB 18 AM 11:04

AmeriTitle
Part Of The JELD-WEN Family

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
BRADLEY G. FOLTZ
10796 MC GUIRE AVENUE
KLAMATH FALLS, OR 97603

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

BRADLEY G. FOLTZ
10796 MC GUIRE AVENUE
KLAMATH FALLS, OR 97603

Escrow No.   MT64007-MS

STATUTORY WARRANTY DEED

LOYAL ROOKHUYZEN and NANCY ROOKHUYZEN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **BRADLEY G. FOLTZ and TAMMY P. FOLTZ, 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:

Unit 10796, (MCGUIRE AVENUE), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.:   3909-03400-90073-000   **Key No.:**   883635

883635   3909-03400-90073

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 **$76,000.00.**

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.
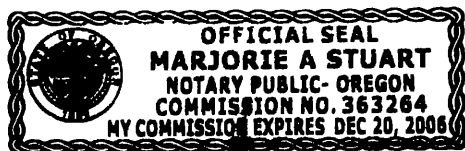
Dated this ___17th___ day of ___Feb___, ___2004___

_____
LOYAL ROOKHUYZEN

_____
NANCY ROOKHUYZEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on ___2/17___, 2004 by LOYAL ROOKHUYZEN and NANCY ROOKHUYZEN.

OFFICIAL SEAL
MARJORIE A STUART
NOTARY PUBLIC- OREGON
COMMISSION NO. 363264
MY COMMISSION EXPIRES DEC 20, 2006

_____
(Notary Public for Oregon)

My commission expires___12/20/06___