

04 FEB 27 AM 11:13

MT64115 SH



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
JAY A. WYSE  
1796 EUCLID AVENUE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 02/27/2004 11:13 a m  
Vol M04 Pg 11393  
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:

JAY A. WYSE  
1796 EUCLID AVENUE  
KLAMATH FALLS, OR 97601

Escrow No. MT64115-SH

STATUTORY WARRANTY DEED

ESTEBAN PIZANO, Grantor(s) hereby convey and warrant to JAY A. WYSE and HOLLY C. M. WYSE, 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:

A parcel of land situated in Block 24 of ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pipe marking the Northeast corner of Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls; thence along the Southerly right of way line of Euclid Avenue, North 81 degrees 42' West, 116.70 feet; thence south 8° 18' West, 70.84 feet; thence South 89° 42' East, 125.41 feet to the West right of way of said Tiffany Street; thence along said right of way of said Tiffany Street, North 0° 18' East 54.00 feet to the point of beginning.

Tax Account No.: 3809-020DD-03200-000 Key No.: 173056

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 RECORDED IN VOLUME M01, PAGE 52383, MICROFILM RECORDS OF KLAMATH COUNTY OREGON, WHICH BUYERS HEREIN SHALL ASSUME AND PAY, AND SHALL FURTHER HOLD SELLER HARMLESS THEREFROM.

The true and actual consideration for this conveyance is \$93,800.00.

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 LAWSUTTS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 20 day of February, 2004.

ESTEBAN PIZANO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb 20, 2004 by ESTEBAN PIZANO.



(Notary Public for Oregon)  
My commission expires 11/18/07

2100  
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