

04 MAR 1 PM 3:11



WTC - 63975 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHN R. HELMS
4462 LOMBARD DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 03/01/2004 3:11 p m
Vol M04 Pg 11837
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

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

JOHN R. HELMS
4462 LOMBARD DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT63975-TM

STATUTORY WARRANTY DEED

WALLACE HOMER HAMLET AND MILLIE LUCILLE HAMLET, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE HAMLET LOVING TRUST DATED, JANUARY 25, 1990, Grantor(s) hereby convey and warrant to JOHN R. HELMS and JOANI A. HELMS, 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 6 in Block 8 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-012CC-05900-000

Key No.: 564945

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 \$180,000.00.

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 26 day of Feb 2004.

THE HAMLET LOVING TRUST

BY: Wallace Homer Hamlet Trustee
WALLACE HOMER HAMLET, TRUSTEE

BY: Millie Lucille Hamlet Trustee
MILLIE LUCILLE HAMLET, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 26, 2004 by WALLACE HOMER HAMLET AND MILLIE LUCILLE HAMLET AS TRUSTEES OF THE HAMLET LOVING TRUST.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/20 PM