

04 MAR 8 PM 3:12

NTC- 63981 KR



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bradley G. Birch

3933 E. Antelope Rd

Eagle Point, OR 97523

State of Oregon, County of Klamath

Recorded 03/08/2004 3:12 P m

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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:

Bradley G. Birch

3933 E. Antelope Rd

Eagle Point, OR 97523

Escrow No. MT63981-KR

## STATUTORY WARRANTY DEED

Scott D. Mahaffey and Kathryn Mahaffey, as tenants by the entirety, Grantor(s) hereby convey and warrant to Bradley G. Birch and Ronda K. Birch, 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 41 of LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-011DC-07400-000

Key No.: 558108

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 \$134,900.00.

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 8th day of March, 2004.

Scott D. Mahaffey  
Scott D. Mahaffey

Kathryn Mahaffey  
Kathryn Mahaffey

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 8, 2004 by SCOTT D. MAHAFFEY and KATHRYN MAHAFFEY.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

2/10/04