

WTC - 64300MS

Vol M04 Page 13777**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

64300-MS

After Recording Return To:

Raymond R. Bickert Jr.
1390 Rosemary Lane
Concord, CA 94518

State of Oregon, County of Klamath
Recorded 03/10/2004 3:07 p.m.
Vol M04 Pg 13777-78
Linda Smith, County Clerk
Fee \$ 216.00 # of Pgs 2

1. Name(s) of the Transaction(s):

Statutory Warranty Deed

2. Direct Party (Grantor):

~~Esther~~ V. Miller, who acquired title as Esther
V. Kelley, a protected person

3. Indirect Party (Grantee):

Raymond R. Bickert Jr.

4. True and Actual Consideration Paid:

\$69,900.⁰⁰

5. Legal Description:

Lot 492, Block 109 of Mills Addition to
The City of Klamath Falls, according to the
official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

2000



13778

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
RAYMOND R. BICKERT, JR.
1390 ROSEMARY LANE
CONCORD, CA 94518

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

RAYMOND R. BICKERT, JR.
1390 ROSEMARY LANE
CONCORD, CA 94518

Escrow No. MT64300-MS

STATUTORY WARRANTY DEED

ESTHER V. MILLER, WHO ACQUIRED TITLE AS ESTHER V. KELLEY, A PROTECTED PERSON, Grantor(s)
herby convey and warrant to RAYMOND R. BICKERT, JR., 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 492, Block 109 of MILLS ADDITION to The City of Klamath Falls,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033AC-10200-000

Key No: 479823

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 \$69,900.00.

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 9 day of March 2004.

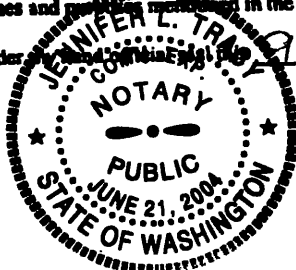
ESTHER V. MILLER, WHO ACQUIRED TITLE AS ESTHER V. KELLEY, A PROTECTED PERSON
BY: Brenda Lipe, Guardian/conservator
BRENDA LIPE, GUARDIAN/CONSERVATOR

State of Washington

County of Pierce

I certify that I know or have satisfactory evidence that BRENDA LIPE is the person who appeared before me, and said person
acknowledged that signed this instrument, on oath stated that was authorized to execute the instrument and acknowledged it as
the GUARDIAN/CONSERVATOR of ESTHER V. MILLER, A PROTECTED PERSON to be the free and voluntary act of each
party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and seal this 9 day of March 2004.



Jennifer Tracy
Notary Public in and for the State of
Washington residing at WA Telm
My appointment expires June 21, 2004