

WTC-64104 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Russell H. Deaver, Jr.54 Delores DriveVallejo, CA 94590

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

Russell H. Deaver, Jr.54 Delores DriveVallejo, CA 94590

Escrow No. MT64104-MS

State of Oregon, County of Klamath

Recorded 03/15/2004 3:30 P mVol M04 Pg 14634

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

DENESE T. MONROE, Grantor(s) hereby convey and warrant to Russell H. Deaver, Jr. and Margaret Deaver, 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:

The Northeasterly 75 feet of Lot 7, Block 26, HOT SPRINGS 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.: 3899-028CB-06500-000

Key No.: 304307

304307

3899-028CB-06500-000

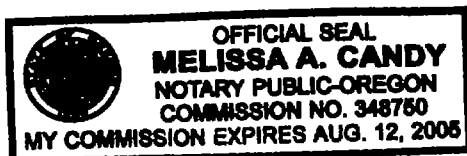
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$112,000.00.

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 9th day of March, 2004DENESE T. MONROE

State of Oregon

County of JACKSONThis instrument was acknowledged before me on March 9th, 2004 by DENESE T. MONROE.Melissa A. Candy
(Notary Public for Oregon)My commission expires Aug 12, 2005

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