

04 MAR 17 AM 10:33



After recording return to:
Bonnie Brown and David Brown
703 Pine Avenue
Pacific Grove, CA 93950

Until a change is requested all tax statements
shall be sent to the following address:
Bonnie Brown and David Brown
703 Pine Avenue
Pacific Grove, CA 93950

File No.: 7021-326431 (cs)
Date: March 01, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 15097

State of Oregon, County of Klamath
Recorded 03/17/2004 10:33 AM
Vol M04 Pg 15097-98
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Shield Crest Inc., an Oregon corporation, Grantor, conveys and warrants to Bonnie Brown and David Brown, wife and husband as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 26 in Block 3 Shield Crest-Tract 1172, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO TOGETHER with an undivded interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84 page 4256, and in Easement recorded May 23, 1990 in Volume M90 page 9828, Deed records of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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APN:

Statutory Warranty Deed
- continuedFile No.: 7021-326431 (ca)
Date: 03/01/2004

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.

The true consideration for this conveyance is \$50,000.00. (Here comply with requirements of ORS 93.030)

Shield Crest Inc., an Oregon corporation

Helen Cheyne
By: Helen Cheyne, President

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 10 day of March, 2004
by Helen Cheyne as President of Shield Crest Inc., an Oregon corporation, on behalf of the Corporation.

Susan Marie Campbell
Notary Public for Oregon
My commission expires: 3-27-06

