

04 MAR 18 2011:01

Vol M04 Page 15504

After Recording Return to:
LANCE R. SHERRILL
BRENDA A. SHERRILL

2204 Avalon St
Klamath Falls, OR
97603

Until a change is requested all tax statements
Shall be sent to the following address:

LANCE R. SHERRILL
BRENDA A. SHERRILL

Same as above

A-53004 AF

State of Oregon, County of Klamath
Recorded 03/18/2004 11:01 AM
Vol M04 Pg 15504
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED
(INDIVIDUAL)**

JOANNE L. DONNALLY, herein called grantor, convey(s) to LANCE R. SHERRILL and BRENDA A. SHERRILL, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Beginning at the Northwest corner of Tract No. 9, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, running thence South 88° 46' East a distance of 638.2 feet to the West line of Avalon Street; thence South 0° 11' West a distance of 135.47 feet; thence North 88° 46' West 638.2 feet to an iron pin; thence North 0° 11' East 135.47 feet to the place of beginning.

LESS AND EXCEPT that portion deeded to Klamath County, recorded November 14, 1996 in Book M-96 at Page 35823, Microfilm Records of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$79,000.00.
(here comply with the requirements of ORS 93.930)

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 3-17-04

JOANNE L. DONNALLY

STATE OF OREGON, County of Klamath, ss.

On March 17, 04 personally appeared the above named JOANNE L. DONNALLY and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Adrien Fleek
Notary Public for Oregon
My commission expires: 10-3-06

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00058504

21.00 A