

04 MAR 19 PM 3:12



WTC-64818MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Tamera L. Westlake
5514 Lawanda Drive
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 03/19/2004 3:12 p m
Vol M04 Pg 15832
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:

Tamera L. Westlake
5514 Lawanda Drive
KLAMATH FALLS, OR 97601

Escrow No. MT64218-MS

STATUTORY WARRANTY DEED

James M. Mc Dow and Janice L. Mc Dow, as tenants by the entirety, Grantor(s) hereby convey and warrant to Tamera L. Westlake, 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 4 in Block 3 of TRACT 1002, LA WANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3908-014C0-03100-000 Key No.: 497082

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 \$230,000.00.

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 16th day of March, 2004.

James M. McDow
James M. Mc Dow

By Janice L. McDow
Janice L. Mc Dow, his attorney in fact

Janice L. McDow
Janice L. Mc Dow

State of Oregon
County of KLAMATH

On this the 16th day of March, 2004, personally appeared Janice L. Mc Dow, individually and as attorney in fact for James M. Mc Dow, as attorney in fact for James M. Mc Dow and Janice L. Mc Dow and that executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal.



Before me:
Mary Ann Smith
(Notary Public for Oregon)

My commission expires 12/20/06

2/10 am