

04 MAR 25 PM 3:34



MTZ-64148SH

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
KAREN D. SIEBECKE-HAYES  
1881 MANZANITA STREET  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 03/25/2004 3:34 p m  
Vol M04 Pg 16773-16774  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

KAREN D. SIEBECKE-HAYES  
1881 MANZANITA STREET  
KLAMATH FALLS, OR 97601

Escrow No. MT64148-SH

### STATUTORY WARRANTY DEED

STEPHEN M. BURDICK and HELEN C. BURDICK, as tenants by the entirety, Grantor(s) hereby convey and warrant to KAREN D. SIEBECKE-HAYES, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$82,500.00**.

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 22 day of March, 2004

[Signature]  
STEPHEN M. BURDICK

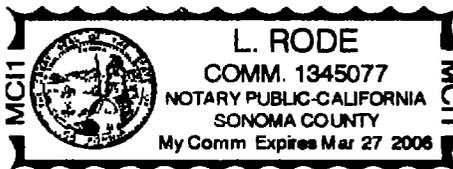
[Signature]  
HELEN C. BURDICK

State of Calif  
County of Sonoma

This instrument was acknowledged before me on 3/24, 2004 by STEPHEN M. BURDICK and HELEN C. BURDICK.

[Signature]  
(Notary Public)

My commission expires 3-27-2006



2600 AM

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that portion of Lots 5 and 6 in Block 30 of 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, described as follows:

Beginning at a point 90 feet Southwesterly from the most Easterly corner of said Lot 6; thence Southwesterly 40 feet to the most Southerly corner of said Lot 6; thence at right angles to Manzanita Street in said City of Klamath Falls in a Northwesterly direction 100 feet to the most Northerly line of said Lot 5; thence Northeasterly along the most Northerly line of said Lot 5, 40 feet; thence Southeasterly 100 feet to the point of beginning.

Tax Account No.:3809-028BC-13300-000

Key No.: 216698