

04 MAR 30 AM 11:18

1st 350731

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After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

State of Oregon, County of Klamath
Recorded 03/30/2004 11:18 AM
Vol M04 Pg 17667
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:
DAVID M. & CANDACE D. HYATT
38264 CONSER RD. N.E.
ALBANY, OR 97321

WARRANTY DEED -- STATUTORY FORM

THERESA L. ROSSMAN, an individual, Grantor,

conveys and warrants to

DAVID M. HYATT and CANDACE D. HYATT, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

LOT 1 IN BLOCK 4 OF TRACT NO. 1204, LITTLE RIVER RANCH, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

Tax Account No(s): 699408
Map/Tax Lot No(s): 2309-2A-4000

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$156,000.00 .

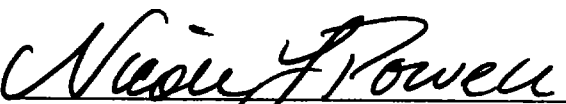
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 29 day of March, 2004.

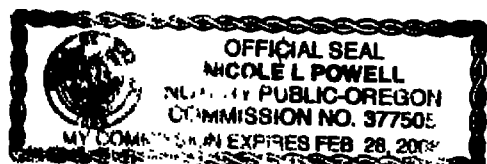
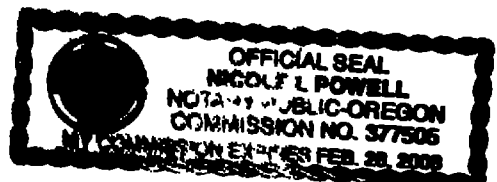

THERESA L. ROSSMAN

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on March 29, 2004 by THERESA L.
ROSSMAN.


(Notary Public for Oregon)
My commission expires 2/28/08

TITLE NO. 7029350731
ESCROW NO. 14-0014604



2/18