

104 MAR 30 PM 3:08

WTC - 64486LW



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
MATHEW R. MONROE
P.O. BOX 275
MIDLAND, OR 97634

State of Oregon, County of Klamath
Recorded 03/30/2004 3:08 p.m.
Vol M04 Pg 17869
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:

MATHEW R. MONROE
P.O. BOX 275
MIDLAND, OR 97634

Escrow No. MT64486-LW

STATUTORY WARRANTY DEED

MARSHALL JEFFREY CHANDLER, Grantor(s) hereby convey and warrant to **MATHEW R. MONROE** and **BARBARA J. MONROE**, as tenants by the entirety, 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:

Lots 8 through 16 in Block 7 of MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of vacated Sunrise Street vacated by order dated October 7, 1980 and recorded February 11, 1981 in Volume M81, page 2111, Microfilm Records of Klamath County, Oregon which inured thereto.

Tax Account No: 3908-026DA-05100-000 Key No: 502799
Tax Account No: 3908-026DA-05200-000 Key No: 502780

502799 3908-026DA-05100-000
502780 3908-036DA-05200-000

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:
"SUBJECT TO A TRUST DEED DATED SEPTEMBER 26, 1996 AND RECORDED OCTOBER 15, 1996 IN M96, PAGE 32668 IN FAVOR OF KATHYN E. SMITH, WILLIAM M. SMITH AND JERRINE P. DUCAT, WITH RIGHT OF SURVIVORSHIP, WHICH THE BUYER AGREES TO ASSUME AND PAY.

The true and actual consideration for this conveyance is **\$52,000.00**.

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 30 day of 3, 04.

Marshall Jeffrey Chandler
MARSHALL JEFFREY CHANDLER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 30, 2004 by MARSHALL JEFFREY CHANDLER.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



2/10 AM