



WTC-64248 SH

Vol M04 Page 18302

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHN F. DUARTE

10885 WRIGHT AVE.

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 03/31/2004 3:16 p.m.Vol M04 Pg 18302

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:

JOHN F. DUARTE

10885 WRIGHT AVE.

KLAMATH FALLS, OR 97603

Escrow No. MT64248-SH

## STATUTORY WARRANTY DEED

LEROY A. HERSEY and SUELLEN D. HERSEY, as tenants by the entirety, Grantor(s) hereby convey and warrant to JOHN F. DUARTE and PATRICIA L. DUARTE, 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 1 and 2, Block 46, BUENA VISTA 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.

EXCEPTING THEREFROM the South 65 feet of said Lots 1 and 2.

Tax Account No.: 3809-030AB-06700-000

Key No.: 184008

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 \$117,000.00.

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 24th day of March 2004.

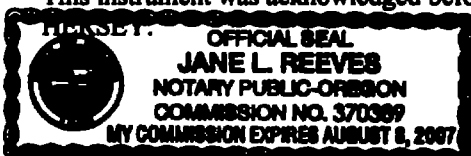
  
LEROY A. HERSEY

  
SUELLEN D. HERSEY

State of Oregon

County of KLAMATH Malheur

This instrument was acknowledged before me on March 24, 2004 by LEROY A. HERSEY and SUELLEN D.



  
(Notary Public for Oregon)

My commission expires 8-8-07

2/10 am