

MT-64487 TA



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MARK GROVES

5425 BLY MTN. CUTOFF ROAD

BONANZA, OR 97623

State of Oregon, County of Klamath

Recorded 04/02/2004 11:04 m

Vol M04 Pg 18860

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

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

MARK GROVES

5425 BLY MTN. CUTOFF ROAD

BONANZA, OR 97623

Escrow No. MT64487-TA

STATUTORY WARRANTY DEED

FRED WALLACE and PATRICIA WALLACE, as tenants by the entirety, Grantor(s) hereby convey and warrant to MARK GROVES and TERRIE GROVES, 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:

Lot 4 in Block 11 of FAIRVIEW ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-029CA-08100-000

Key No.: 301113

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 \$58,000.00.

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 25 day of March, 2004.

Fred Wallace
FRED WALLACE

Patricia A Wallace
PATRICIA WALLACE

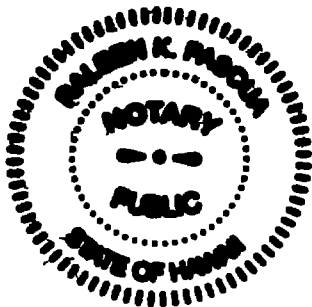
State of Hawaii

County of Kauai

This instrument was acknowledged before me on Mar. 25, 2004 by FRED WALLACE and PATRICIA WALLACE.

Ruben K. Pasche
Ruben K. Pasche (Notary Public)

My commission expires Mar. 31, 2006



2/02