

04 APR 2 PM 3:08

NJK-64418 MS



Vol M04 Page 18945

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Joshua Wright
2080 Portland Street
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 04/02/2004 3:08 p m
Vol M04 Pg 18945
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:

Joshua Wright
2080 Portland Street
KLAMATH FALLS, OR 97601

Escrow No. MT64418-MS

STATUTORY WARRANTY DEED

Patrick J. Oltmanns and Stacy W. Oltmanns, as tenants by the entirety, Grantor(s) hereby convey and warrant to Joshua Wright, 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, 2, and 3 in Block 42 of HILLSIDE 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 Southerly 5 feet of Lot 3.

Account No.: 3809-028BD-05400-000
217982

Key No.:

3809-028BD-05400-000 217982

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 \$190,000.00.

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 18 day of April, 2004

Patrick J. Oltmanns
Patrick J. Oltmanns
Stacy W. Oltmanns
Stacy W. Oltmanns

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 1, 2004 by Patrick J. Oltmanns and Stacy W. Oltmanns.



Marjorie A. Stuart
(Notary Public for Oregon)
My commission expires 12/20/06

2/10 km