



After recording return to:
 Billy Ray Adams and Patsy Sue
 Adams
 5056 Harlan Drive
 Klamath Falls, OR 97603

Until a change is requested all tax statements
 shall be sent to the following address:
 Billy Ray Adams and Patsy Sue Adams
 5056 Harlan Drive
 Klamath Falls, OR 97603

File No.: 7021-365493 (SAC)
 Date: April 01, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 04/05/2004 11:07a m
 Vol M04 Pg 19110
 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Frank M. Pedersen and Barrie G. Pedersen as tenants by the entirety, Grantor, conveys and warrants to Billy Ray Adams and Patsy Sue Adams as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1 of Land Partition 10-93 situated in the NE 1/4 and the NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Together with a 1994 Fuqua Manufactured home, plate # X216497.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$163,200.00**. (Here comply with requirements of ORS 93.030)

19111

APN: 875029

Statutory Warranty Deed
- continued

File No.: 7021-365493 (SAC)
Date: 04/01/2004


Frank M. Pedersen


Barrie G. Pedersen

STATE OF Oregon)
County of Klamath)ss.

This Instrument was acknowledged before me on this 2 day of April, 2004
by Frank M. Pedersen and Barrie G. Pedersen.


Notary Public for Oregon
My commission expires: 8-2-07

