

## WTC -64394 MS

Vol. MO4 Page 19576

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath Recorded 04/06/2004 3:/5p m Vol M04 Pg /95 76 Linda Smith, County Clerk Fee \$ 2/00 # of Pgs /	

## STATUTORY WARRANTY DEED

JEFFREY A. PAHL and KRISTIN A. PAHL, as tenants by the entirety, Grantor(s) hereby convey and warrant to RICHARD M. MAURO and BRENDA M. MAURO, 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 14 of VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$146,000.00.

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 Br day of April 2004

JEFREYA. PAHL

KRISTIN A. PAHL

State of Oregon County of KLAMATH

(Notary Public for Oregon)

My commission expires (200)



