



WJC - 64414 TA

Vol M04 Page 20639

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Timothy D. Laurance

210 W. Oregon Avenue

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 04/09/2004 3:04 P m

Vol M04 Pg 20639-40

Linda Smith, County Clerk

Fee \$ 20.00 # of Pgs 2

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

Timothy D. Laurance

210 W. Oregon Avenue

Klamath Falls, OR 97603

Escrow No. MT64414-TA

STATUTORY WARRANTY DEED

Glenn Chamberlin, also known as Nolan Glenn Chamberlin, and Ruth E. Chamberlin, also known as Ruth Eleanor Chamberlin, as tenants by the entirety, Grantor(s) hereby convey and warrant to Timothy D. Laurance and Tracy L. Laurance, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$113,500.00.

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.

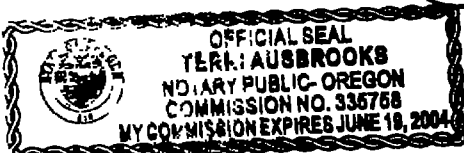
Dated this 8TH day of April, 2004.

Glenn Chamberlin
Glenn Chamberlin

Ruth E. Chamberlin
Ruth E. Chamberlin

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 8, 2004 by Glenn Chamberlin and Ruth E. Chamberlin.



[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04

2:00 PM

20640

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2 in Block 48 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated West Oregon Avenue which inured thereto by Ordinance No. 6393, recorded June 11, 1982, in Volume M82 at page 7457, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3809-030AA-05700-000

Key No: 441891