

04 APR 13 PM 3:13



WTC-64405 SH

Vol M04 Page 21511

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CLINTON C. HANSEN

5351 SHASTA WAY

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 04/13/2004 3:13 p m

Vol M04 Pg 21511

Linda Smith, County Clerk

Fee \$ 21<sup>00</sup> # of Pgs 1

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

CLINTON C. HANSEN

5351 SHASTA WAY

KLAMATH FALLS, OR 97603

Escrow No. MT64405-SH

## STATUTORY WARRANTY DEED

PEGGY M. POOL, Grantor(s) hereby convey and warrant to CLINTON C. HANSEN, 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:

**The Southerly 18 feet of the West 75 feet of the E1/2 of Lot 64 in FAIR ACRES SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPT any portion thereof lying within the boundaries of Shasta Way.**

**Tax Account No: 3809-035DC-01500-000**

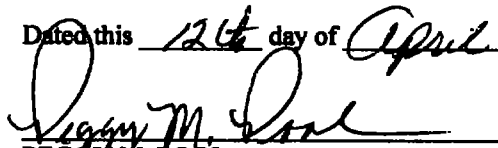
**Key No: 686056**

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 \$96,500.00.

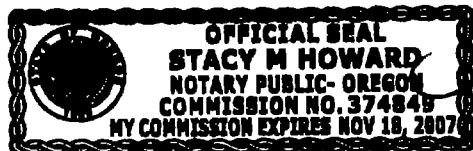
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

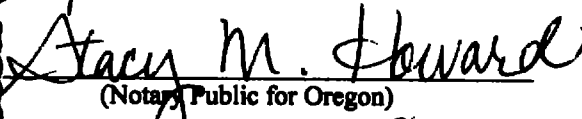
Dated this 12<sup>th</sup> day of April, 04.

  
PEGGY M. POOL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 12 2004 by PEGGY M. POOL.



  
(Notary Public for Oregon)  
My commission expires 11-18-2007

210 mm