

04 APR 14 PM 11:15

MTJ-64580SM



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ERIK F. PEDERSEN

250 DELTA STREET

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 04/14/2004 11:16 a m

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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:

ERIK F. PEDERSEN

250 DELTA STREET

KLAMATH FALLS, OR 97601

Escrow No. MT64580-SM

STATUTORY WARRANTY DEED

ERIK F. PEDERSEN, who acquired title as ERIK FAIRCHILD PEDERSEN, Grantor(s) hereby convey and warrant to ERIK F. PEDERSEN, 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 and 3 in Block 115, BUENA VISTA 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

Tax Account No: 3809-029CB-01700-000

Key No: 300258

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 \$0.00.

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 14th day of April, 2004.

ERIK F. PEDERSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 14th, 2004 by ERIK F. PEDERSEN.

(Notary Public for Oregon)

My commission expires 11/14/2006



2100 xmm