

04 APR 16 PM 3:11



NJC-64741 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
GERMAN ANDREU, JR
3751 ANGEL FLIGHT DRIVE
LAS VEGAS, NV 89115

State of Oregon, County of Klamath
Recorded 04/16/2004 3:11 p m
Vol M04 Pg 22605
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:

GERMAN ANDREU, JR
3751 ANGEL FLIGHT DRIVE
LAS VEGAS, NV 89115

Escrow No. MT64741-MS

STATUTORY WARRANTY DEED

DURAND L. MORTENSON and PATRICIA C. MORTENSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to GERMAN ANDREU, JR and FELICIA ANDREU, 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 21 in Block 28 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3610-012A0-08400-000

Key No: 329610

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 \$4,000.00.

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 14 day of April, 2004.


DURAND L. MORTENSON


PATRICIA C. MORTENSON

STATE OF CALIFORNIA }

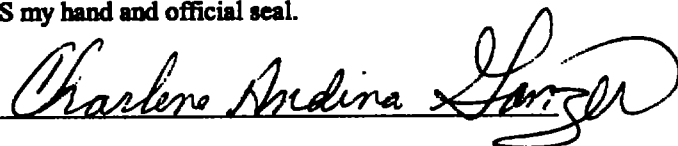
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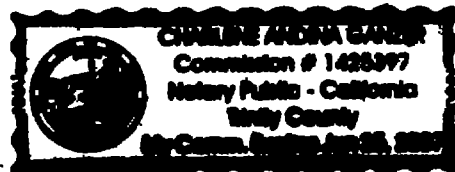
COUNTY OF Trinity }

On April 14th, 2004 before me, Charlene Andina Ganz personally appeared DURAND L. MORTENSON and PATRICIA C. MORTENSON personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature





2100 AM