

04 APR 26 PM 11:33

Vol M04 Page 24866



After recording return to:
Paul E. Sticklen and Mary L. Sticklen
3189 Hildebrand Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Paul E. Sticklen and Mary L. Sticklen
3189 Hildebrand Road
Bonanza, OR 97623

File No.: 7021-374083 (cs)
Date: April 21, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/26/2004 11:33a m
Vol M04 Pg 24866-67
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

John Wasson, Grantor, conveys and warrants to **Paul E. Sticklen and Mary L. Sticklen as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 1 and 2 Block 15, First Addition to the Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$15,000.00**. (Here comply with requirements of ORS 93.030)

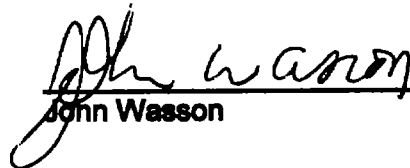
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APN: 606142

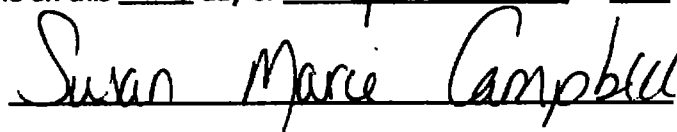
Statutory Warranty Deed
- continued

File No.: 7021-374083 (cs)
Date: 04/21/2004


John Wasson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of April, 2004
by John Wasson.



Notary Public for Oregon

My commission expires: 3-27-06

