

04 APR 26 PM 3:07



WTC-64687 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
MICHAEL E. DIRICKSON  
523 PITCAIRN DRIVE  
FOSTER CITY, CA 94404

State of Oregon, County of Klamath  
Recorded 04/26/2004 3:07 p m  
Vol M04 Pg 24904-5  
Linda Smith, County Clerk  
Fee \$ 21 - # of Pgs 2

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

MICHAEL E. DIRICKSON  
523 PITCAIRN DRIVE  
FOSTER CITY, CA 94404

Escrow No. MT64687-LW

### STATUTORY WARRANTY DEED

HAROLD W. WISE, AND ALVA M. WISE, AS TENANTS BY THE ENTIRETY, AS TO LOT 46 and TROY L. MARKS and SERITA L. MARKS, as tenants by the entirety AS TO AN UNDIVIDED 1/2 INTEREST AND HAROLD W. WISE AND ALVA M. WISE, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST, AS TO LOT 47, Grantor(s) hereby convey and warrant to MICHAEL E. DIRICKSON and CONNIE JENNINGS-DIRICKSON, 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:

**Lots 46 and 47, Block 44, Tract No. 1184, OREGON SHORES, UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3507-018AA-00500-000  
Tax Account No: 3507-018AA-00400-000

Key No: 241401  
Key No: 241410

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 \$40,000.00.

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 21 day of APRIL, 2004

Harold W. Wise  
HAROLD W. WISE

Alva M. Wise  
ALVA M. WISE

Troy L. Marks  
TROY L. MARKS

Serita L. Marks  
SERITA L. MARKS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4/26, 2004 by HAROLD W. WISE.



Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/07

2600 km

24905

b STATE OF CALIFORNIA  
COUNTY OF TULARE } S.S.

On APRIL 21, 2004 before me,  
ANNA KALOUSTIAN

a Notary Public in and for said County and State, personally appeared  
TROY L. MARKS and  
SERITA L. MARKS

~~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 ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their 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

*Anna Kaloustian*

FOR NOTARY SEAL OR STAMP

