



NJC-64620 MS

Vol M04 Page 24956

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CURTIS J. STUROSP.O. BOX 7308KLAMATH FALLS, OR 97602

State of Oregon, County of Klamath  
 Recorded 04/26/2004 3:07pm  
 Vol M04 Pg 24956-57  
 Linda Smith, County Clerk  
 Fee \$ 20- # of Pgs 2

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

CURTIS J. STUROSP.O. BOX 7308KLAMATH FALLS, OR 97602Escrow No. MT64620-MS**STATUTORY WARRANTY DEED**

**H. DAVID MOLATORE AND DONNA D. MOLATORE, TRUSTEES OF THE MOLATORE REVOCABLE FAMILY TRUST, U/A/D DECEMBER 6, 1997,** Grantor(s) hereby convey and warrant to **CURTIS J. STUROS**, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$273,500.00**.

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 23rd day of April, 2004

**H. DAVID MOLATORE AND DONNA D. MOLATORE, TRUSTEES OF THE MOLATORE REVOCABLE FAMILY TRUST, U/A/D DECEMBER 6, 1997**

BY: H. David Molatore Trustee

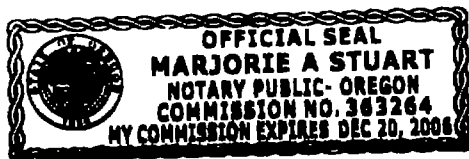
H. DAVID MOLATORE, TRUSTEE

BY: Donna D. Molatore

DONNA D. MOLATORE, TRUSTEE

State of Oregon  
 County of **KLAMATH**

This instrument was acknowledged before me on April 23, 2004 by **H. DAVID MOLATORE and DONNA D. MOLATORE, TRUSTEES OF THE MOLATORE REVOCABLE FAMILY TRUST, U/A/D DECEMBER 6, 1997.**



Marjorie A. Stuart  
 (Notary Public for Oregon)

My commission expires 12/20/06

260 km

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**24957**

Lot 17 and that portion of Lot 18 in Block 5 of NOB HILL, TRACT 1145, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Easterly corner common to Lots 17 and 18 said corner being on the Northwestern right of way line of Ridge Crest Drive; thence along said Northwestern right of way line, South 47° 51' 00" West 10.00 feet and along the arc of a curve to the left (central angle equals 02° 30' 03" and radius equals 630.00 feet) 27.50 feet; thence North 50° 12' 52" West 106.34 feet to a point on the Northwestern line of said Lot 18; thence North 42° 46' 01" East 33.48 feet to the Northerly corner common to said Lots 17 and 18; thence South 52° 11' 13" 109.33 feet to the point of beginning.

Tax Account No:      3809-020DD-09400-000

Key No:              171049