

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



04 APR 29 AM 10:37

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Viola E. Allen
4615 Villa Dr.
Klamath Falls, OR 97603

Grantor's Name and Address

James Allen
4328 South 296 Place
Auburn, WA 98002

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

James Allen
4328 South 296 Place
Auburn, WA 98002

Until requested otherwise, send all tax statements to (Name, Address, Zip):

James Allen
4328 South 296 Place
Auburn, WA 98002

SPACE RESERVED
 FOR
 RECORDER'S USE

State of Oregon, County of Klamath

Recorded 04/29/2004 10:37 A m

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Linda Smith, County Clerk

By Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Milo H. Allen (deceased) AND Viola E. Allen husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Viola E. Allen
AND JAMES ALLEN, MOTHER AND SON

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 3, Block 12, Tract No. 1026, The Meadows,
in the County of Klamath, State of Oregon.
Code 41 map 3909-11 CD TL 1000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Gift. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols "i", if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 4/29/04; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

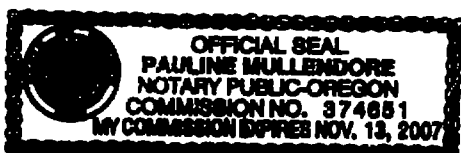
Viola E. Allen

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 4-29-04 by Viola E. Allen

This instrument was acknowledged before me on _____ by _____

as _____

of _____



Pauline Mullendore
 Notary Public for Oregon

My commission expires 11-13-07