

04 APR 29 AM 10:58



NTC-64722 TA

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State of Oregon, County of Klamath
Recorded 04/29/2004 10:58 A m
Vol M04 Pg 25907-25908
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

Joseph J. Mabee

503 North 10th Street

Klamath Falls, OR 97601

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

Joseph J. Mabee

503 North 10th Street

Klamath Falls, OR 97601

Escrow No. MT64722-TA

STATUTORY WARRANTY DEED

Joseph J. Mabee, Grantor(s) hereby convey and warrant to Joseph J. Mabee and Susan K. Mabee, 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:

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 \$0.00.

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 24th day of April, 2004

Joseph J. Mabee
Joseph J. Mabee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 24, 2004 by Joseph J. Mabee.

[Signature]
(Notary Public for Oregon)



My commission expires 6-18-04

2600 PM

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the most Southerly corner of Lot 4 of Block 57 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along the Northeasterly line of Tenth Street 80 feet; thence North easterly at right angles to Tenth Street 80 feet; thence Southeasterly a right angles to Jefferson Street 80 feet to the Northwesterly line of Jefferson Street; thence Southwesterly along the Northwesterly line of Jefferson Street 80 feet to the point of beginning, being a portion of Lots 3 and 4 of said Block 57 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

Tax Account No: 3809-029DC-08100-000

Key No: 369700