

WTC-64609 MS



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MELISSA SAMPLE

3918 REDONDO WAY

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 04/29/2004 3:24 p.m.

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Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

Until a change is requested all

tax statements shall be sent to

The following address:

MELISSA SAMPLE

3918 REDONDO WAY

KLAMATH FALLS, OR 97603

Escrow No. MT64669-MS

STATUTORY WARRANTY DEED

RODNEY E. CLINTON and REBECCA CLINTON, as tenants by the entirety, Grantor(s) hereby convey and warrant to MELISSA SAMPLE, 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:

Lot 10 in Block 7 of Tract 1037, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CB-00700-000

Key No: 564375

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 \$163,000.00.

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 27th day of April, 2004.

Rodney E. Clinton
RODNEY E. CLINTON

Rebecca Clinton
REBECCA CLINTON

3/00 km


State of Oregon
County of Klamath

26052

On this 28th day of April, 2004, personally appeared before me the above named Rodney E. Clinton, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS My hand and official seal.





Notary Public for Oregon
My Commission expires: 12-20-06

State of Washington

County of Spokane

26053

On this day personally appeared before me ~~ROSEMARY CLINTON~~ and REBECCA CLINTON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 27 day of Apr: 1, 2004.

Deborah Ann Ramsey
Notary Public in and for the State of WA
Washington residing at Spokane
My appointment expires Aug, 13, 2006

