



WTC-64539 NS

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ZACKERY A. CUNDIFF10243 MC GUIRE AVENUEKLAMATH FALLS, OR 97603Vol M04 Page 26359

State of Oregon, County of Klamath
 Recorded 04/30/2004 11:08 AM
 Vol M04 Pg 26359
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

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

ZACKERY A. CUNDIFF10243 MC GUIRE AVENUEKLAMATH FALLS, OR 97603

Escrow No. MT64539-MS

STATUTORY WARRANTY DEED

RYAN MC NIVEN and BRITTANY R. MC NIVEN, as tenants by the entirety, Grantor(s) hereby convey and warrant to ZACKERY A. CUNDIFF and MEGAN CUNDIFF, 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:

Unit 10243 (McGuire Avenue) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM - STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-70005-000

Key No: 887685

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 \$100,000.00.

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 29th day of April, 2004.

Ryan A. Niven
 RYAN MC NIVEN

Brittany R. McNiven
 BRITTANY R. MC NIVEN

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on April 29, 2004 by RYAN MC NIVEN and BRITTANY R. MC NIVEN.



(Notary Public for Oregon)

My commission expires

12/20/06

2/10/07