



After recording return to:
Kevin Osborne and Jenni Osborne
4027 Monrovia to include separate,
tax lot on north easterly side
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Kevin Osborne and Jenni Osborne
4027 Monrovia to include separate, tax
lot on north easterly side
Klamath Falls, OR 97603

File No.: 7021-343517 (SAC)
Date: April 09, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/07/2004 3:26 p.m.
Vol M04 Pg 28185-86
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Charles B. Masten and Selena C. Masten as tenants by the entirety, Grantor, conveys and warrants to Kevin Osborne and Jenni Osborne as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 Block 21 Tract No. 1127, Ninth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$215,000.00**. (Here comply with requirements of ORS 93.030)

28186

APN: 565748

Statutory Warranty Deed
- continued

File No.: 7021-343517 (SAC)
Date: 04/09/2004

Charles B Masten
Charles B. Masten

Selena C Masten
Selena C. Masten

STATE OF Oregon)
County of Klamath)ss.

This Instrument was acknowledged before me on this 11 day of May, 2004
by **Charles B. Masten and Selena C. Masten**.

[Signature]
Notary Public for Oregon
My commission expires: 8-2-07

