

04 MAY 13 PM 3:25

MT64380TM

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THIS SPACE RESE
State of Oregon, County of Klamath
Recorded 05/13/2004 3:25 p m
Vol M04 Pg 29677
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

After recording return to:
DAVID M. MONSCHEIN
132 S. CARROLL STREET
KLAMATH FALLS, OR 97601

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

DAVID M. MONSCHEIN
132 S. CARROLL STREET
KLAMATH FALLS, OR 97601

Escrow No. MT64380-TM

STATUTORY WARRANTY DEED

ANDREW M. MADDOX and MARLA D. MADDOX, as tenants by the entirety, Grantor(s) hereby convey and warrant to DAVID M. MONSCHEIN, 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 4 in Block 6, LAKESIDE 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.

Tax Account No: 3809-032CB-07000-000 Key No: 610958

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 \$60,000.00.

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 7th day of May, 2004.

[Signature]
ANDREW M. MADDOX
[Signature]
MARLA D. MADDOX

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 7, 2004 by ANDREW M. MADDOX and MARLA D. MADDOX.

[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007



2/10 am