

04 MAY 14 PM 12:13

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State of Oregon, County of Klamath
Recorded 05/14/2004 12:13 p m
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED - STATUTORY FORM

BETTY J. CHRISTENSEN, an individual, Grantor,

conveys and warrants to

ROY E. TOTEN JR. and L. DORENE TOTEN, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lots 11 and 12 in Block 12, Tract No. 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 142367 142376

Map/Tax Lot No(s): 23100-36D-10900 2310-36D-11000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$33,500.00 .

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 11 day of May, 2004.

Betty J. Christensen
BETTY J. CHRISTENSEN

STATE OF OREGON, COUNTY OF Clackamas ss.

This instrument was acknowledged before me on May 11th, 2004 by BETTY J. CHRISTENSEN.

Natasha Vanderpool
(Notary Public for Oregon)
My commission expires April 1, 2008



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
ROY E. & L. DORENE TOTEN
PO BOX 493
BELLA VISTA, OR 96008

TITLE NO. 7029385334
ESCROW NO. 14-0030604

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