



After recording return to:
 William T. Vaughn, III and Nikola
 Vaughn
 519 Nosler
 Klamath Falls, OR 97601

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

William T. Vaughn, III and Nikola
 Vaughn
 519 Nosler
 Klamath Falls, OR 97601

File No.: 7021-385297 (SJ)

Date: May 12, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 05/17/2004 3:47 p m
 Vol M04 Pg 30758-59
 Linda Smith, County Clerk
 Fee \$ 2600 # of Pgs 2

STATUTORY WARRANTY DEED

Mary Catherine Clites, Grantor, conveys and warrants to **William T. Vaughn, III and Nikola Vaughn, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 11 and 12 Block 14 of Klamath Lake Addition, 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 **\$97,000.00**. (Here comply with requirements of ORS 93.030)

30759

APN: 437708

Statutory Warranty Deed
- continued

File No.: 7021-385297 (83)
Date: 05/12/2004

Mary Catherine Clites
Mary Catherine Clites

STATE OF Oregon)
County of Tillamook) ss.

This instrument was acknowledged before me on this 17 day of May, 2004
by Mary Catherine Clites.

Susan Marie Campbell

Notary Public for Oregon
My commission expires: 3-27-06

