

04 MAY 18 PM 11:48

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State of Oregon, County of Klamath
Recorded 05/18/2004 11:48a m
Vol M04 Pg 31014
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

WARRANTY DEED -- STATUTORY FORM

JAMES H. KINCAID and MARY H. KINCAID, husband and wife, Grantor,

conveys and warrants to

LOU REEVES, an individual, Grantee,

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

LOT 43 IN BLOCK 1, TRACT 1098 - SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): R138112

Map/Tax Lot No(s): 2310-35B-2700

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 \$17,000.00 .

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 12 day of May, 2004.


JAMES H. KINCAID


MARY H. KINCAID

STATE OF ~~OREGON~~ ^{Missouri}, COUNTY OF Polk) SS.

This instrument was acknowledged before me on May 12th, 2004 by JAMES H. KINCAID and MARY H. KINCAID.


(Notary Public for ~~Oregon~~)

My commission expires Nov. 26, 06

JUNE O'GROSKY
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
POLK COUNTY
MY COMMISSION EXP. Nov. 26, 06

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:

LOU REEVES
PO BOX 392
AMERICAN FORK, UT 84003

TITLE NO. 7029381883
ESCROW NO. 14-0032504

21F