

WTC-64503

After recording return to:



AmeriTitle, Inc.
P.O. Box 1609
2365 NW Kline St., Suite 101
Roseburg, OR 97470 00060721

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

GRANTEE
1923 AMES CREEK RD
SWEET HOME, OR 97386

This space reserved for recorder's use

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State of Oregon, County of Klamath
Recorded 05/18/2004 3:23 p m
Vol M04 Pg 31185
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

KENNETH W. CLARK, Grantor, conveys and warrants to JESSICA R. COWARD, An Unmarried Woman, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in KLAMATH County, Oregon, to wit:

Lot 5 in Block 8 of JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2309-025A0-01600-000

Key No: 133634

This property is free from encumbrances, EXCEPT: ALL THOSE ITEMS OF RECORD, IF ANY, AS OF THE DATE OF THIS DEED AND THOSE SHOWN BELOW, IF ANY:

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 \$69,000.00. (Here comply with the requirements of ORS 93.030)

Dated May 14, 2004.

Kenneth W. Clark
KENNETH W. CLARK

STATE OF OREGON
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on May 14 2004
by KENNETH W. CLARK and

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Paula D Stribling
My commission expires 4-8-06 Notary Public for Oregon

2/00 am