

04 MAY 21 AM 11:02



WTZ-65130 TM

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RYAN MENGIS

1721 MAJESTIC STREET

KLAMATH FALLS, OR 97601

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

RYAN MENGIS

1721 MAJESTIC STREET

KLAMATH FALLS, OR 97601

Escrow No. MT65130-TM

Vol M04 Page 32244

State of Oregon, County of Klamath
Recorded 05/21/2004 11:02A m
Vol M04 Pg 32244
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

KEITH MC CLUNG and BEVERLY MC CLUNG, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RYAN MENGIS and KATIE L. MENGIS, as tenants by the entirety**, 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 28 in Tract 1309, CROWN RIDGE SUBDIVISION PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: **3809-020DA-09600-000**

Key No.: **885011**

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 **\$285,000.00**.

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 20 day of May 2004

Keith McClung
KEITH MC CLUNG

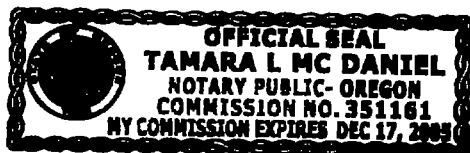
Beverly McClung
BEVERLY MC CLUNG

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 20 2004 by KEITH MC CLUNG and BEVERLY MC CLUNG.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/00m