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WTC-65154

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State of Oregon, County of Klamath
Recorded 05/24/2004 3:05 p m
Vol M04 Pg 32759
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1



Fidelity National Title Company

After Recording Return To:
Matthew B. McClure
PO Box 895
Seaside, OR 97138

Send Tax Statements To:
Same as above

Title Order No. 14-8359
Escrow No. 14-8359
Tax Account No. 3711-028DO-
03300-000 Key No. 397822

WARRANTY DEED

(ORS 93.850)

Curtis J. Munoz and Jeanne E. Munoz, as tenants by the entirety, Grantor, conveys and warrants to Matthew B. McClure, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 23 in Block 22 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66, UNIT PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Situs Address: Lot 23 on Chicken Hawk Drive, Bonanza, OR 97623.

Subject to: The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Road Association. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol. Recital as contained in plat dedication, to wit: "Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record." Covenants, conditions and restrictions as contained in a Declaration recorded July 12, 1963 in Volume 346, page 473, Deed Records of Klamath County, Oregon. Assessments of Klamath Recreational Association as set forth in Declaration referred to in Instrument recorded July 12, 1963, in Volume 346, page 473, Deed Records of Klamath County, Oregon. Amendment of the Bylaws for the Klamath Road Association, Inc., subject to the terms and provisions thereof; dated September 21, 2001, recorded April 23, 2002, in Volume M02, page 23842, Microfilm Records of Klamath County, Oregon.

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 \$2,700.00.

Dated this 21 day of May, 2004.

Curtis J. Munoz
Curtis J. Munoz

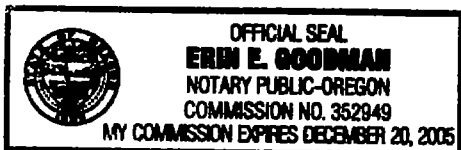
Jeanne E. Munoz
Jeanne E. Munoz

State of OR, County of Clatsop)ss.

This instrument was acknowledged before me on 21 May, 2004
by Curtis J. Munoz and Jeanne E. Munoz.

Erin E. Goodman
Notary Public

My commission expires: 12/20/05



2/00 am