

04 MAY 25 AM 11:16



WTC-64784 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MARY E. SPURLIN

P.O. Box 2740  
LA Pine, OR 97739

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

MARY E. SPURLIN

P.O. Box 2740  
LA Pine, OR 97739

Escrow No. MT64784-LW

State of Oregon, County of Klamath

Recorded 05/25/2004 11:16 a.m

Vol M04 Pg 32974

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### STATUTORY WARRANTY DEED

**ROBERT FRANK JAMES and BARBARA R. JAMES, as tenants by the entirety, Grantor(s) hereby convey and warrant to MARY E. SPURLIN, 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:**

**The S1/2 SW1/4 NW1/4, Section 24, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

**Tax Account No: 3610-02400-00700-000**

**Key No: 325204**

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 **\$170,000.00**.

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, 04.

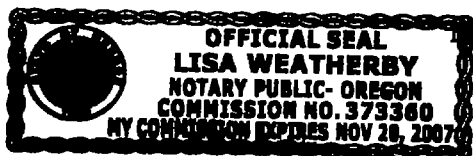
Robert Frank James  
ROBERT FRANK JAMES

Barbara R. James  
BARBARA R. JAMES

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 20, 2004 by ROBERT FRANK JAMES and BARBARA R. JAMES.

Lisa Weatherby  
(Notary Public for Oregon)



My commission expires 11/20/07

2/00