

04 MAY 27 PM 3:29

WTC-65050KR

Vol M04 Page 34076



State of Oregon, County of Klamath  
Recorded 05/27/2004 3:29 p m  
Vol M04 Pg 34076  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

THIS SPACE RESERVED FOR 1

After recording return to:

Deborah J. Mendoza  
946 Lake Ridge Court  
Klamath Falls, Oregon 97601

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

Deborah J. Mendoza & David Hard  
946 Lake Ridge Court  
Klamath Falls, Oregon 97601

Escrow No. MT65050-KR

**STATUTORY WARRANTY DEED**

Jess H. Scheffstrom and Mary C. Scheffstrom, as tenants by the entirety, Grantor(s) hereby convey and warrant to Deborah J. Mendoza and David K Hard, with the rights of survivorship, 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 1 of LAKE RIDGE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an appurtenant 30 feet access and utility easement dated November 1, 1993 and recorded November 4, 1993 in Volume M93, page 29109, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3809-030BA-04300-000 Key No: 876505

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 \$335,000.00.

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 25<sup>th</sup> day of May, 2004.

Jess H. Scheffstrom  
Mary C. Scheffstrom

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 25, 2004 by Jess H. Scheffstrom and Mary C. Scheffstrom.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



2/10 am