



MTZ- 65078 LW

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State of Oregon, County of Klamath
Recorded 06/07/2004 3:08 p.m.
Vol M04 Pg. 36443
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVED

After recording return to:

JOAN E. ROWE

945 CAVE ROCK AVENUE

S. LAKE TAHOE, CA 96150

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

JOAN E. ROWE

945 CAVE ROCK AVENUE

S. LAKE TAHOE, CA 96150

Escrow No.

MT65078-LW

STATUTORY WARRANTY DEED

ANN M. THEANDER, Grantor(s) hereby convey and warrant to JOAN E. ROWE and RICHARD B. JOHNSON, husband and wife, 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:

Parcel 2 of Minor Land Partition 12-91, said Land Partition being situated in the SE1/4 NW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, filed September 18, 1991 in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3407-03100-01003-000

Key No: 872658

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 \$90,000.00.

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 1st day of JUNE 04.

ANN M. THEANDER

State of Oregon
County of Clatsop

This instrument was acknowledged before me on June 1, 2004 by ANN M. THEANDER.

(Notary Public for Oregon)

My commission expires 6-22-2004



2/00 am