

04 JUN 16 PM 3:03

WJC-64711 KR



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State of Oregon, County of Klamath
Recorded 06/16/2004 3:03 p m
Vol M04 Pg 38795
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
Jerry D. Mears
210 Prescott
Klamath Falls, OR 97601

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

Jerry D. Mears
210 Prescott
Klamath Falls, OR 97601

Escrow No. MT64711-KR

STATUTORY WARRANTY DEED

Charles Mears and Lisa Mears, as tenants by the entirety, Grantor(s) hereby convey and warrant to Jerry D. Mears, an unmarried man, 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 2, Block 58, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029BC-01300-000 Key No: 211434

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 **\$160,000.00.**

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 15th day of June, 2004.

Charles M Mears
Charles Mears

Lisa Mears
Lisa Mears

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 15, 2004 by Charles Mears and Lisa Mears.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



21.00 am