

04 JUN 18 PM 3:34

MTC- 65208 MS

Vol M04 Page 39414

State of Oregon, County of Klamath
Recorded 06/18/2004 3:34 p m
Vol M04 Pg 39414-15
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:
Randy L. Dovel
6712 Beckton Avenue
Klamath Falls, OR 97603

1. Name(s) of the Transaction(s):

Statutory Warranty Deed

2. Direct Party (Grantor):

John L. DeFrancisco

3. Indirect Party (Grantee):

Randy L. Dovel and Teresa L. Dovel

4. True and Actual Consideration Paid:

\$132,500.00

5. Legal Description:

**Lot 2 in Block 1 of MOYINA MANOR, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

2600
am



39415

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Randy L. Dovel

6712 Beckton Avenue

Klamath Falls, OR 97603

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

Randy L. Dovel

6712 Beckton Avenue

Klamath Falls, OR 97603

Escrow No

MT65208-MS

STATUTORY WARRANTY DEED

John L. DeFrancisco, Grantor(s) hereby convey and warrant to Randy L. Dovel and Teresa L. Dovel, as tenants by the entirety, 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 in Block 1 of MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-001AB-06700-000

Key No: 504225

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 \$132,500.00.

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 16 day of June 2004

John L. DeFrancisco

State of

County of

This instrument was acknowledged before me on 16 June 04, 2004 by JOHN L. DE FRANCISCO.

Penny Elger
(Notary Public)

My commission expires 8/28/09

