

NTC- 45496 LW



Vol M04 Page 39451

State of Oregon, County of Klamath  
Recorded 06/18/2004 2:34 p m  
Vol M04 Pg 39451  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:  
NEIL I. ANDERSON

4317 Lahabra  
Klamath Falls, OR 97603

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

NEIL I. ANDERSON  
4317 Lahabra  
Klamath Falls, OR 97603

Escrow No. MT65496-LW

### STATUTORY WARRANTY DEED

**BETH A. TUCCARONE**, Grantor(s) hereby convey and warrant to **NEIL I. ANDERSON and ELAINE C. ANDERSON**, 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 8 in Block 22 of TRACT 1127 of NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 3909-012CD-10100-000**

**Key No: 566391**

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 **\$244,500.00**.

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 17<sup>th</sup> day of June, 2004.

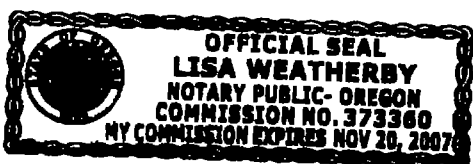
Beth A. Tucciarone  
BETH A. TUCCARONE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 17, 2004 by BETH TUCCARONE.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/07



9/10 am