

04 JUN 24 PM 3:35

WTC - 64966 TA



State of Oregon, County of Klamath
Recorded 08/24/2004 3:35 p m
Vol M04 Pg 40905-06
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
VERNICE E. SWANN
5845 FERNDALE PLACE
KLAMATH FALLS, OR 97603

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

VERNICE E. SWANN
5845 FERNDALE PLACE
KLAMATH FALLS, OR 97603

Escrow No. MT64966-TA

STATUTORY WARRANTY DEED

JAMES R. WILLIAMS and LORENE K. WILLIAMS, as tenants by the entirety, Grantor(s) hereby convey and warrant to VERNICE E. SWANN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$128,000.00.**

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 23 day of June, 2004.

JAMES R. WILLIAMS

LORENE K. WILLIAMS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 23, 2004 by JAMES R. WILLIAMS AND LORENE K. WILLIAMS.

(Notary Public for Oregon)



My commission expires 11/20/07

260m

40906

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 41 in Block 4 of TRACT 1299 - SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-013BB-04500-000

Key No: 879941

Unofficial
Copy