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State of Oregon, County of Klamath
Recorded 07/06/2004 11:20 a m
Vol M04 Pg 43984-85
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2



After recording return to:
First American Title Insurance
1225 Crater Lake Ave #101
Medford, OR 97504

Until a change is requested all tax statements
shall be sent to the following address:
STEVEN D. CUTTS and KRISTENE L.
CUTTS
1787 Serenity Drive
Medford, OR 97504
File No.: 7161-397517 (SDB)
Date: June 10, 2004

STATUTORY WARRANTY DEED

Howard J. Tompkins and Cynthia F. Tompkins, Grantor, conveys and warrants to **STEVEN D. CUTTS and KRISTENE L. CUTTS, Husband and Wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 Block 4 of Tract 1051 Lakewoods Subdivision Unit No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$69,900.00**. (Here comply with requirements of ORS 93.030)

Dated this 1 day of July, 2004.

26 F


43985

APN:

Statutory Warranty Deed
- continued

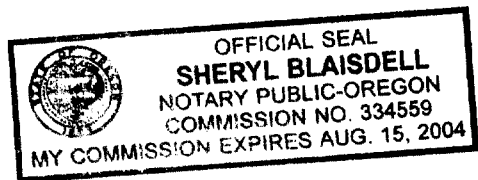
File No.: **7161-397517 (SDB)**
Date: **06/10/2004**



Howard J. Tompkins


Cynthia F. Tompkins

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 1 day of July, 2004
by **Howard J. Tompkins and Cynthia F. Tompkins.**





Notary Public for Oregon
My commission expires: