

04 JUL 6 PM 3:38



WTZ- 65015 SH

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After recording return to:

KELLY M. HESS

P.O. BOX 32

BONANZA, OR 97623

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

KELLY M. HESS

P.O. BOX 32

BONANZA, OR 97623

Escrow No. MT65015-SH

THIS SPACE RESER

State of Oregon, County of Klamath

Recorded 07/06/2004 3:38 p.m.

Vol M04 Pg 44102

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

MICHELLE A. ANDERSON, Grantor(s) hereby convey and warrant to **KELLY M. HESS**, 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:

Lots 9, 10, 11 and 12, Block 53, GRANDVIEW ADDITION, to the Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3911-010CB-01400-000

Key No: 606767

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 **\$60,000.00**.

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 25 day of June, 04.

Michelle A. Anderson
MICHELLE A. ANDERSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 25, 2004 by MICHELLE A. ANDERSON.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

2/00
\$m