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State of Oregon, County of Klamath

Recorded 07/07/2004 12:34 p m

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Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:  
Glen Walter Halvorson and Rebecca  
Dianne Halvorson  
28455 Petersteiner Road  
Bonanza, OR 97623

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

Glen Walter Halvorson and Rebecca  
Dianne Halvorson  
28455 Petersteiner Road  
Bonanza, OR 97623

File No.: 7021-406087 (SAC)

Date: June 29, 2004

## STATUTORY WARRANTY DEED

**Richard Allen Hutchins**, Grantor, conveys and warrants to **Glen Walter Halvorson and Rebecca Dianne Halvorson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The SW 1/4 SW 1/4 of Section 29, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. An existing Deed of Trust with **Wells Fargo Home Mortgage** recorded **July 14, 1998** under Recording No. **M98, Page 25306**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.
2. 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.

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APN: 583693

Statutory Warranty Deed  
- continued

File No.: 7021-406087 (SAC)  
Date: 06/29/2004

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 **\$215,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 2 day of July, 2004

  
Richard Allen Hutchins



STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 2 day of July, 2004  
by **Richard Allen Hutchins**.

  
Notary Public for Oregon  
My commission expires: 8/2/07