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State of Oregon, County of Klamath  
Recorded 07/13/2004 10:56a m  
Vol M04 Pg 45569  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

1st 390839

## WARRANTY DEED -- STATUTORY FORM

DENNIS ESZENYI, Grantor,

conveys and warrants to

LARRY D. POWELL, JR. and HOLLY T. POWELL, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 15 in Block 7 of Jack Pine Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 133769

Map/Tax Lot No(s): 2309-25A-2100

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$67,500.00 .


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.

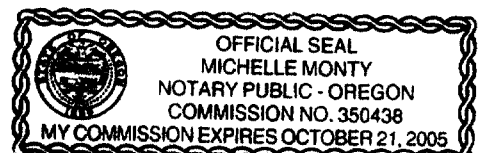
Dated this 09 day of July, 2004.

  
DENNIS ESZENYI

STATE OF OREGON, COUNTY OF KLAMATH ) SS.

This instrument was acknowledged before me on July 9th, 2004 by DENNIS ESZENYI.

  
(Notary Public for Oregon)  
My commission expires Oct. 21, 2005



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

LARRY & HOLLY POWELL  
PO BOX 71  
CRESWELL, OR 97426

TITLE NO. 14-0038304  
ESCROW NO. 14-0038304

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