

04 JUL 16 PM 8:23



MT6-65861 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
MICHAEL STRATTON
29481 LUZON DRIVE
SANTA CLARITA, CA 91390

State of Oregon, County of Klamath
Recorded 07/16/2004 3:23 P m
Vol M04 Pg 46670-71
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

MICHAEL STRATTON
29481 LUZON DRIVE
SANTA CLARITA, CA 91390

Escrow No. MT65861-TM

STATUTORY WARRANTY DEED

DANA L. ECKARD and ELIZABETH DARE, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MICHAEL STRATTON**, 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 **\$64,000.00**.

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 15th day of July, 2004

Dana L. Eckard
DANA L. ECKARD

Elizabeth Dare
ELIZABETH DARE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 15, 2004 by DANA L. ECKARD and ELIZABETH DARE.

Suzie Mollett
(Notary Public for Oregon)

My commission expires 11/14/2006



2600

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 11 and 12, Block 13, CHILOQUIN DRIVE ADDITION to the City of Chiloquin, TOGETHER WITH that portion of Elm Street, vacated lying South of and adjacent to said Lots 11 and 12, EXCEPTING THEREFROM the North 35 feet of said Lots, conveyed to the City of Chiloquin, in Deed recorded July 26, 1963 in Book 347, page 3, in the County of Klamath, State of Oregon.

Tax Account No: 3507-003AD-02900-000

Key No: 223172

Unofficial Copy