

04 JUL 16 PM 3:24



MT6- 65588 MS

Vol M04 Page 46761

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Karen M. Oakes
7850 Donegal Avenue
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 07/16/2004 3:24 p.m.
Vol M04 Pg 46761
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

Karen M. Oakes
7850 Donegal Avenue
Klamath Falls, OR 97603

Escrow No. MT65588-MS

STATUTORY WARRANTY DEED

Dianna Craig, Successor Trustee for Ralph Lentz Living Trust, Grantor(s) hereby convey and warrant to **Karen M. Oakes**, 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:

Lot 23, SKYLINE VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910-006CB-05900-000 Key No: 589955

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 **\$199,000.00**.

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.

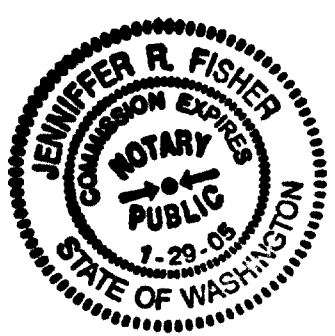
Dated this 7/14 day of 2004.

Dianna Craig, Successor Trustee for the Ralph Lentz Living Trust
BY: Dianna Craig
Dianna Craig, Successor Trustee

State of Washington
County of Whatcom

On this day personally appeared before me Dianna Craig, Successor Trustee for Ralph Lentz Living Trust to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that She signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 14th day of July, 2004.



[Signature]
Notary Public in and for the State of
Washington residing at Lynden
My appointment expires 01-29-2005

2/00