

04 JUL 19 PM 3:41



MT6-65830MS

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State of Oregon, County of Klamath
Recorded 07/19/2004 3:41 p m
Vol M04 Pg 47140
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

THIS SPACE RESER

After recording return to:

James Yewchuk

6714 Covina Court

Klamath Falls, OR 97603

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

James Yewchuk

6714 Covina Court

Klamath Falls, OR 97603

Escrow No. MT65830-MS

STATUTORY WARRANTY DEED

Betty J. Askins and Joyce Marie Askins, with the rights of survivorship, Grantor(s) hereby convey and warrant to **James Yewchuk**, 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 6 in Block 25 of TRACT 1194, TENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012DB-00900-000

Key No:873470

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 **\$285,000.00**.

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 19th day of July, 2004

Betty J. Askins
Betty J. Askins

Joyce Marie Askins
Joyce Marie Askins

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 19th, 2004 by Betty J. Askins and Joyce Marie Askins.



Suzie Mollett
(Notary Public for Oregon)
My commission expires 11/14/2006

2100 am