

04 JUL 21 PM 3:51



After recording return to:
Stanley P. Hampton
13351 West View Drive
Sutter Creek, CA 95685

Until a change is requested all tax statements
shall be sent to the following address:
Stanley P. Hampton
13351 West View Drive
Sutter Creek, CA 95685

File No.: 7021-413086 (SAC)
Date: July 16, 2004

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State of Oregon, County of Klamath
Recorded 07/21/2004 3:51 p m
Vol M04 Pg 47810-11
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER

STATUTORY WARRANTY DEED

Treeva McCabe and Treeva McCabe, Trustee of the Teresa Kay Derby-Fitzgerald Testamentary Trust, Grantor, conveys and warrants to **Stanley P. Hampton and Shirley A. Forrester**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3 Block 8 Stewart Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. 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.

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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

265

APN: 538387

Statutory Warranty Deed
- continuedFile No.: 7021-413086 (SAC)
Date: 07/16/2004Dated this 9 day of July, 2004Treeva McCabe
Treeva McCabeTreeva McCabe, Trustee of the Teresa Kay
Derby-Fitzgerald Testamentary TrustTreeva McCabe Trustee
Treeva McCabe, TrusteeSTATE OF Oregon)
)ss.County of Klamath)This instrument was acknowledged before me on this 9 day of July, 2004
by **Treeva McCabe and The Teresa Kay Derby-Fitzgerald Trust.**Stacy Collins
Notary Public for Oregon
My commission expires: 8/2/07