

04 JUL 28 PM 3:19

Vol M04 Page 49474



After recording return to:  
James D. Dalton and Kathleen Dalton  
28382 Lorente  
Mission Viejo, CA 92692

Until a change is requested all tax statements  
shall be sent to the following address:  
James D. Dalton and Kathleen Dalton  
28382 Lorente  
Mission Viejo, CA 92692

File No.: 7064-404222 (MG)  
Date: July 21, 2004

State of Oregon, County of Klamath  
Recorded 07/28/04 3:19 p m  
Vol M04 Pg 49474-75  
Linda Smith, County Clerk  
THIS \$ Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Donnia J. Thatcher-Trapanese** who acquired title as **Donnia J. Thatcher-Trapanese**, Grantor, conveys and warrants to **James D. Dalton and Kathleen Dalton as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 11 and 12, Block 1, New Pine Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2004-2005** Taxes, a lien not yet payable.
2. 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 **\$129,000.00**. (Here comply with requirements of ORS 93.030)

26F

49475

APN: R135678

Statutory Warranty Deed  
- continued

File No.: 7064-404222 (MG)  
Date: 07/21/2004

Dated this 21 day of July, 2004.

Donnia J. Thatcher-Trapanese  
Donnia J. Thatcher-Trapanese

STATE OF Oregon )  
County of Deschutes )ss.  
)

This instrument was acknowledged before me on this 21 day of July, 2004  
by **Donnia J. Thatcher-Trapanese**.



[Signature]  
Notary Public for Oregon  
My commission expires: 7/18/08