



04 JUL 30 PM 3:49

Vol M04 Page 50200

State of Oregon, County of Klamath
Recorded 07/30/04 3:49 p m
THIS SPAC Vol M04 Pg 50200
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
Gloria J. Steiner

Klamath Falls, OR 97603

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

Gloria J. Steiner

Klamath Falls, OR 97603

Escrow No. MT65672-KR

MTC 65672-KR

STATUTORY WARRANTY DEED

Margaret R. Combs, Grantor(s) hereby convey and warrant to **Gloria J. Steiner and Timothy A. Steiner, as tenants by the entirety**, 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 12 in Block 2 of FIRST 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: 3909-012CB-03800-000

Key No: 563633

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 **\$126,000.00**.

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 28th day of July, 2004.

Margaret R. Combs
Margaret R. Combs

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 28, 2004 by Margaret R. Combs.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

21.00 km