

04AUG 5 PM 3:21

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After recording return to:
Larry G. Allen

Until a change is requested all tax statements
shall be sent to the following address:
Larry G. Allen

File No.: 7021-430705 (SAC)
Date: July 30, 2004

State of Oregon, County of Klamath

Recorded 08/05/04 3:21 p m

Vol M04 Pg 51542-44

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Barbara O'Shea, Grantor, conveys and warrants to **Larry G. Allen**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2, Block 69 Klamath Falls Forest Estates Highway 66 Unit Plat No. 3, 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. 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 **\$8,900.00**. (Here comply with requirements of ORS 93.030)

Dated this 4th day of August, 2004.

21 F

51543

APN: R465339

Statutory Warranty Deed
- continued

File No.: 7021-430705 (SAC)
Date: 07/30/2004



Barbara O'Shea

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this ____ day of _____, 20____
by **Barbara O'Shea**.

Notary Public for Oregon
My commission expires:

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

51544

State of California

County of

Stanislaus

ss.

On

8/4/04

Date

before me,

Christina Rodriguez

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Barbara O'Shea

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here