

04 AUG 11 PM 3:40

Vol M04 Page 52808



State of Oregon, County of Klamath
Recorded 08/11/04 3:40 p m
Vol M04 Pg 52808-09
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Bruce S. Topham and Virginia A.
Topham
35133 Sprague River Road
Sprague River, OR 97639

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

Bruce S. Topham and Virginia A.
Topham
35133 Sprague River Road
Sprague River, OR 97639

File No.: 7021-428676 (SJ)

Date: August 05, 2004

STATUTORY WARRANTY DEED

The Quaresma Family Trust, and William E. Quaresma and/or Geraldine E. Quaresma Trustees, Grantor, conveys and warrants to **Bruce S. Topham and Virginia A. Topham as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The W 1/2 SW 1/4 NW 1/4 and the E 1/2 SW 1/4 NW 1/4 of Section 24, Township 36 South, Range 11 East of the Willamette Meridian, 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 **\$19,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 10th day of August, 2004.

26 F

