

MTC-65653SM

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State of Oregon, County of Klamath
 Recorded 08/12/04 2:59 p m
 Vol M04 Pg 53067
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

After recording return to:

MARK MCGOVERN
 136 PEACH STREET
 KLAMATH FALLS, OR 97601

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

MARK MCGOVERN
 136 PEACH STREET
 KLAMATH FALLS, OR 97601

Escrow No. MT65653-SM

STATUTORY WARRANTY DEED

JOHN M. BAUER and VICKI L. BAUER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MARK MCGOVERN and JUDY MCGOVERN**, 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 11 in Block 8, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020DC-01900-000 Key No: 172191

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 **\$147,500.00**.

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 11th day of August, 2004.

John M. Bauer
 JOHN M. BAUER

Vicki L. Bauer
 VICKI L. BAUER

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on August 11, 2004 by JOHN M. BAUER and VICKI L. BAUER.



Suzie Mollett
 (Notary Public for Oregon)

My commission expires 11/14/2006

2/00
 am