

04 AUG 17 PM 2:39

Vol M04 Page 54007

After Recording Return to:

KIM MONTGOMERY

3517 Granada Way
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

KIM MONTGOMERY

Same As Above

State of Oregon, County of Klamath

Recorded 08/17/04 2:39 p.m.

Vol M04 Pg 54007

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 179741AF
WARRANTY DEED
(INDIVIDUAL)

KAREN LYNN SCHMID and JANENE L. LEE, herein called grantor, convey(s) to KIM MONTGOMERY, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 14, Block 5, Tract No. 1022, FOURTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$139,500.00.
(here comply with the requirements of ORS 93.930)

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 8-16-04

Karen Lynn Schmid
KAREN LYNN SCHMID

Janene L. Lee
JANENE L. LEE

STATE OF OREGON, County of Klamath) ss.

On 8-16-04 personally appeared the above named KAREN LYNN SCHMID and JANENE L. LEE and acknowledged the foregoing instrument to be Their/his/her voluntary act and deed.

This document is filed at the request of:

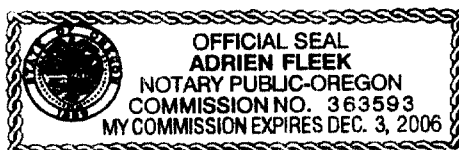


525 Main Street
Klamath Falls, OR 97601
Order No.: 00059741

Before me:
Notary Public for Oregon
My commission expires:

Adrien Fleek
12-3-06

Official Seal



21x