

04 AUG 19 PM 3:16



MTT -65805 KR

Vol M04 Page 54752

State of Oregon, County of Klamath
Recorded 08/19/04 3:16 p m
Vol M04 Pg 54752
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

After recording return to:
James B. McClurg Jr.
4264 Greensprings Drive
Klamath Falls, OR 97601

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

James B. McClurg Jr.
4264 Greensprings Drive
Klamath Falls, OR 97601

Escrow No. MT65205-KR

STATUTORY WARRANTY DEED

Thomas A. Ormiston, Grantor(s) hereby convey and warrant to **James B. McClurg Jr. and**, 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 1 in Block 59 of BUENA VISTA 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.

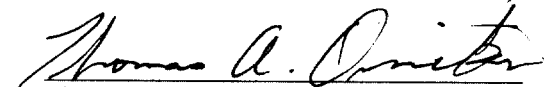
Tax Account No: 389-029BC-01900-000 Key No: 211461

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 **\$69,000.00**.

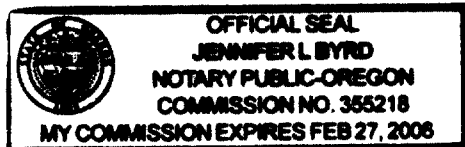
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

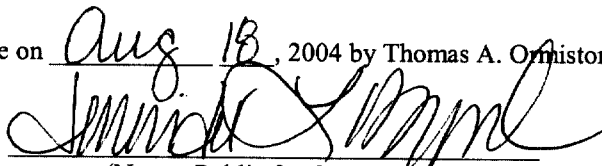
Dated this 18 day of August, 2004.


Thomas A. Ormiston

State of Oregon
County of ~~KLAMATH~~ Washington

This instrument was acknowledged before me on Aug 18, 2004 by Thomas A. Ormiston.




(Notary Public for Oregon)

My commission expires 2-27-06

210 am