

04 AUG 19 PM 3:16



MT6-66201 SM

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State of Oregon, County of Klamath
Recorded 08/19/04 3:16 p m
Vol M04 Pg 54771
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
HEBERTO GUTIERREZ
1531 AVALON STREET
KLAMATH FALLS, OR 97603

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

HEBERTO GUTIERREZ
1531 AVALON STREET
KLAMATH FALLS, OR 97603

Escrow No. MT66201-SM

STATUTORY WARRANTY DEED

** **KELLY A. BEEGLE and KATE E. RICE, as tenants in common**, Grantor(s) hereby convey and warrant to ~~HEBERTO GUTIERREZ~~, 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:

**HERBERTO GUTIERREZ

Lot 4 in Block 1 of **SUNNYLAND**, a subdivision of the South 10 acres of Tract 31 of **ENTERPRISE TRACTS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-034CD-01100-000

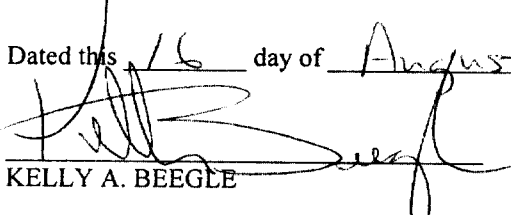
Key No: 444451

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 **\$73,250.00**.

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 16 day of August, 04.


KELLY A. BEEGLE

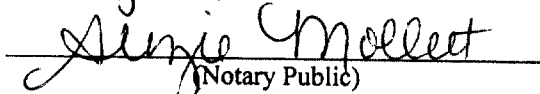
SEE ATTACHED NOTARY ACKNOWLEDGEMENT
KATE E. RICE

State of Oregon

County of Klamath

This instrument was acknowledged before me on August 16, 2004 by KELLY A. BEEGLE.




(Notary Public)

My commission expires 11/14/2006


2600
am


KATE E. RICE

54772

State of Nevada
County of Washoe

This instrument was acknowledged before me on 8/17, 2004 by KATE E. RICE.


(Notary Public)

My commission expires 12-1-2005

