

'04 AUG 19 PM 3:54

Vol M04 Page 54871

After Recording Return to:

SEAN W. ST. CLAIR and ZAUHNA D. ST. CLAIR

701 Jefferson St
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SEAN W. ST. CLAIR and ZAUHNA D. ST. CLAIR

Same As Above

State of Oregon, County of Klamath

Recorded 08/19/04 3:54 p m

Vol M04 Pg 54871

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen: 59462AF
WARRANTY DEED
(INDIVIDUAL)

MARY ESTHER SCHIFF TRUSTEE OF THE MARY ESTHER SCHIFF TRUST DATED NOVEMBER 5, 1997, herein called grantor, convey(s) to SEAN W. ST. CLAIR and ZAUHNA D. ST. CLAIR, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

A portion of Lot 4, Block 54, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence Northeasterly along the Southeasterly line of said Lot 4, 60 feet to a point; thence Northwesterly at right angles to the Southeasterly line of said Lot 4 to a point on the Northwesterly line of said Lot 4; thence Southwesterly along the Northwesterly line of said Lot 4, 60 feet to the most Westerly corner of said Lot 4; thence Southeasterly to the point of beginning.

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 \$123,000.00.
(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 8-12-04

MARY ESTHER SCHIFF TRUST DATED NOVEMBER 5, 1997

Mary Esther Schiff
MARY ESTHER SCHIFF, TRUSTEE/INDIVIDUAL

STATE OF OREGON, County of Klamath) ss.

On August 12, 04 personally appeared the above named MARY ESTHER SCHIFF TRUST 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.: 00059402

Before me: Adrien Fleen
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



21*