

04 AUG 24 PM 3:07



MTJ -66137SM

Vol M04 Page 56319

State of Oregon, County of Klamath
Recorded 08/24/04 3:07 p m
Vol M04 Pg 56319
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

PETE L. PHILPOTT

665 GREGORY DRIVE

YUBA CITY, CA 95993

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

PETE L. PHILPOTT

665 GREGORY DRIVE

YUBA CITY, CA 95993

Escrow No. MT66137-SM

STATUTORY WARRANTY DEED

JOHNNY S. FERREA, SR. and MIRYAM FERREA, as tenants by the entirety, Grantor(s) hereby convey and warrant to **PETE L. PHILPOTT and LORI D. PHILPOTT**, 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 13 of SUNRISE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-011CC-07100-000

Key No: 554117

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 **\$118,000.00**.

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 20th day of August, 2004.

JOHNNY S. FERREA, SR.

MIRYAM FERREA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 20th, 2004 by JOHNNY S. FERREA, SR. and MIRYAM FERREA.



(Notary Public for Oregon)

My commission expires 11/14/2006

2100 am