

04 AUG 27 PM 3:16



MTK-66179 MS

Vol M04 Page 57021

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sean R. Wilcox

2020 Sargent Street

Klamath Falls, OR 97601

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

Sean R. Wilcox

2020 Sargent Street

Klamath Falls, OR 97601

Escrow No. MT66179-MS

State of Oregon, County of Klamath

Recorded 08/27/04 3:16 P m

Vol M04 Pg 57021

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### STATUTORY WARRANTY DEED

**Larry R. Goodman and Sheila A. Goodman as tenants by the entirety, and Nathan W. Goodman, not as tenants in common but with rights of survivorship, Grantor(s) hereby convey and warrant to Sean R. Wilcox and Carrie A. Wilcox, as tenants by the entirety, 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:**

**Lots 7 and 8, Block 16, SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 3809-029AB-01800-000**

**Key No: 186015**

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 **\$89,900.00**.

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 26th day of Aug, 2004

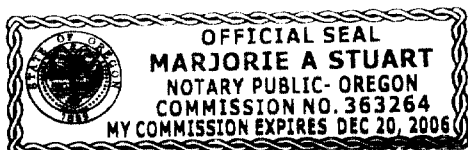
Larry R. Goodman  
Larry R. Goodman

Sheila A. Goodman  
Sheila A. Goodman

Nathan W. Goodman  
Nathan W. Goodman

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 26, 2004 by Larry R. Goodman, Sheila A. Goodman and Nathan W. Goodman.



Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06

2/10 AM