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04 AUG 30 AM 9:05

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Mary Sharon Howard  
2891 Waterfall Lane  
Simi Valley, CA 93065

Grantor's Name and Address

David Kelz  
16239 E. Balsam Dr.  
Fountain Hills, AZ 85268

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

David Kelz  
16239 E. Balsam Dr.  
Fountain Hills, AZ 85268

Until requested otherwise, send all tax statements to (Name, Address, Zip):

David Kelz  
16239 E. Balsam Dr.  
Fountain Hills, AZ 85268

SPACE RESERVED  
FOR  
RECORDER'S USE

Vol M04 Page 57188

State of Oregon, County of Klamath  
Recorded 08/30/04 9:05 a m  
Vol M04 Pg 57188-89  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Mary Sharon Howardhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by David Kelz

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

That portion of the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of Section 4,, Township 34, South, Range 7 East of the Willamette Meridian, lying Westerly of the center thread of Spring Creek, described as follows:

Beginning at a point in South line of the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of said Section 4. 745 feet West of the Southwest corner of Lot 1, Block 5 (IDLEREST) which point is the Southwest corner thereof; thence North 719.8 feet more or less parallel with the west line of said Section 4, which point is the Northwest corner thereof; thence east 375 feet parallel to the North line of the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of said Section 4, which point is the Northeast corner thereof; thence South 719.8 feet more or less parallel to the West line of said Section 4, which point is the Southeast corner thereof; thence West 375 feet along the South line of the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of said Section 4, to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): There are no exceptions.

\_\_\_\_\_ , and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,000. <sup>①</sup> ~~However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration.~~ <sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on \_\_\_\_\_; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

*Mary Sharon Howard*

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_,

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_.

Notary Public for Oregon

My commission expires \_\_\_\_\_

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

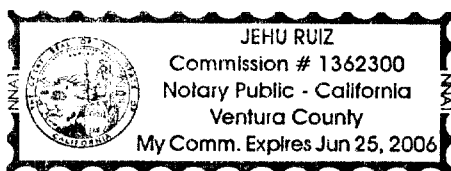
State of California }  
 County of Ventura } ss.

On August 14, 2004, before me, Jehu Ruiz, Notary Public,  
 personally appeared Mary Sheren Howard

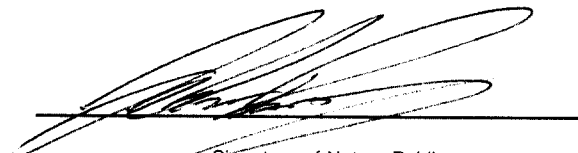
- ☐ Personally known to me  
☒ Proved to me on the basis of satisfactory evidence

To be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Place Notary Seal Above

  
 Signature of Notary Public

**Optional**

Though the information below is not required by law, it may prove valuable to person(s) relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed  
 Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
 Signer(s) Other than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – Limited General  
☐ Attorney in Fact  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Right Thumbprint  
 of Signer  
 Top of Thumb Here