

04 SEP 1 AM 10:55



MT6- 65616 LW

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State of Oregon, County of Klamath

Recorded 09/01/04 10:55a m

THIS SPACE RESER

Vol M04 Pg 58478

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

After recording return to:

JAMES N. BEGGS

729 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

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

JAMES N. BEGGS

729 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

Escrow No. MT65616-LW

STATUTORY WARRANTY DEED

HAROLD WAYNE MC COLL and DOLORES HELENE MC COLL, as tenants by the entirety,
Grantor(s) hereby convey and warrant to **JAMES N. BEGGS and PAMELA J. BEGGS, 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:

The South 10 feet of Lot 1, all Lots 2, 3, and 4 of Block 41, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029AC-09900-000

Key No: 215163

Tax Account No: 3809-029AC-09801-000

Key No: 872737

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 **\$120,000.00**.

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 30 day of August, 2004

Harold Wayne McColl
HAROLD WAYNE MC COLL

Dolores Helene McColl
DOLORES HELENE MC COLL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 30, 2004 by HAROLD WAYNE MC COLL and DOLORES HELENE MC COLL.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



2/00
am