

04 SEP 2 PM 3:07

mtc-66475 KR



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State of Oregon, County of Klamath
Recorded 09/02/04 3:07 P m
Vol M04 Pg 58898
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:
DONALD R. GRUENER
1081 Joe Wright Road
Klamath Falls, OR 97603

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

DONALD R. GRUENER
1081 Joe Wright Road
Klamath Falls, OR 97603

Escrow No. MT66475-KR

STATUTORY WARRANTY DEED

Virginia

/ **Ruth Hadlock, who took title as Virginia Ruth Ryser, Grantor(s) hereby convey and warrant to DONALD R. GRUENER and SUSAN E. GRUENER, 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 Four (4), Five (5) and Six (6), in Block Nine (9) of DIXON ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028DC-06400-000 Key No: 375105

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 **\$38,000.00.**

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 1st day of September, 2004.

Virginia Ruth Hadlock
Virginia Hadlock
Ruth
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 1, 2004 by Virginia Hadlock.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2007

2/00
mm