

04 SEP 3 PM 3:15



MTZ - 60334 SH

Vol M04 Page 59354

State of Oregon, County of Klamath
Recorded 09/03/04 3:15 P m
Vol M04 Pg 59354
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Jonathan G. Hankins

1526 CRESCENT AVENUE

Klamath Falls, OR 97601

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

Jonathan G. Hankins

1526 CRESCENT AVENUE

Klamath Falls, OR 97601

Escrow No. MT66334-SH

STATUTORY WARRANTY DEED

James R. Murphy and Dana M. Murphy, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Jonathan G. Hankins**, 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 4 in Block 32 of HILLSIDE 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: 3809-029DA-05300-000

Key No: 304147

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 **\$189,900.00**.

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 2 day of Sept 2004

James R. Murphy
James R. Murphy

Dana M. Murphy
Dana M. Murphy

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 2, 2004 by James R. Murphy and Dana M. Murphy.



Stacy M. Howard
(Notary Public)
My commission expires 11/18/2007

2/00