

04 SEP 14 AM 11:14

Vol M04 Page 61157



After recording return to:
Lisa A. Stenson and John R. Stenson,
Jr
153330 Wagon Trail Road
La Pine, OR 97739

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

Lisa A. Stenson and John R. Stenson,
Jr
153330 Wagon Trail Road
La Pine, OR 97739

File No.: 7064-434559 (RJB)

Date: August 23, 2004

State of Oregon, County of Klamath

Recorded 09/14/04 11:14 a m

Vol M04 Pg 61157-58

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Nina M. Nesbitt, Grantor, conveys and warrants to **Lisa A. Stenson and John R. Stenson, Jr as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 3 of Wagon Trail Acreage's Number One, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2004-2005** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$110,900.00**. (Here comply with requirements of ORS 93.030)

26 F

61158

APN: 127776

Statutory Warranty Deed
- continued

File No.: 7064-434559 (RJB)
Date: 08/23/2004

Dated this 9th day of September, 2004.

Nina M. Nesbitt
Nina M. Nesbitt

STATE OF Oregon)
County of Deschutes)ss.

This instrument was acknowledged before me on this 9 day of September, 2004
by **Nina M. Nesbitt.**

[Signature]



Notary Public for Oregon
My commission expires: 3.12.06