

04SEP15AM11:17

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State of Oregon, County of Klamath  
Recorded 09/15/04 11:17 a m  
Vol M04 Pg 61438  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:  
Danny K. Fast and Debra A. Fast  
~~3903 Austin Street~~ 6517 Verdavista  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Danny K. Fast and Debra A. Fast  
~~3903 Austin Street~~ SAME  
Klamath Falls, OR 97603

File No.: 7021-438003 (SAC)  
Date: August 24, 2004

### STATUTORY WARRANTY DEED

**Jane A. Shepherd**, Grantor, conveys and warrants to **Danny K. Fast and Debra A. Fast as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The North 66.6 feet of Lot 15 in Block 6 of Third Addition to Altamont Acres, 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. 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 **\$83,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of September, 2004.

26 F

61439

APN: 775469

Statutory Warranty Deed  
- continued

File No.: 7021-438003 (SAC)  
Date: 08/24/2004

Jane A. Shepherd  
Jane A. Shepherd

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 14 day of September, 2004  
by **Jane A. Shepherd**.

Stacy Collins  
Notary Public for Oregon

My commission expires: 8-2-07

