

04 SEP 28 PM 3:25

MT-66687 KR



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State of Oregon, County of Klamath  
Recorded 09/28/04 3:25 p m  
Vol M04 Pg 65224  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:

Todd C. Andres

5721 Ferndale Pl.

Klamath Falls, OR 97603

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

Todd C. Andres

5721 Ferndale Pl.

Klamath Falls, OR 97603

Escrow No.

MT66687-KR

~~READ AND APPROVED AS TO  
FORM AND CONTENT~~

Stamped in error  
this is Original  
Cherice Treasure

### STATUTORY WARRANTY DEED

**Stephen J. Keller and Rebecca Ann Hoppe, as tenants in common**, Grantor(s) hereby convey and warrant to **Todd C. Andres and Melinda J. Andres, 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:

Lot 15, Tract 1405, 12<sup>th</sup> ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:

3909-012DB-02800-000

Key No:

889942

### LOT 15

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 **\$40,000.00**.

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 27 day of Sept, 2004

Stephen J. Keller  
Stephen J. Keller

Rebecca Ann Hoppe  
Rebecca Ann Hoppe

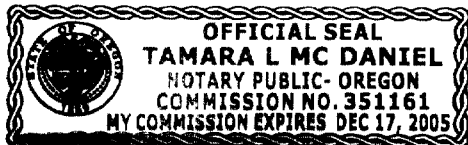
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 27, 2004 by Stephen J. Keller and Rebecca Ann Hoppe.

Tamara L. McDaniel  
(Notary Public)

My commission expires

12/17/05



21/0 am