



MTZ-66825 KR

Vol M04 Page 65374

State of Oregon, County of Klamath
Recorded 09/29/04 11:25 a m
Vol M04 Pg 65374
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

04 SEP 29 AM 11:25

After recording return to:

Michael W. Bechdolt

9411 Ben Kerns Road

Klamath Falls, OR 97601

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

Michael W. Bechdolt

9411 Ben Kerns Road

Klamath Falls, OR 97601

Escrow No. MT66825-KR

STATUTORY WARRANTY DEED

Stephen J. Keller and R. Sue Keller, as tenants by the entirety, Grantor(s) hereby convey and warrant to Michael W. Bechdolt and Jo Denise Bechdolt and Clint W. Bechdolt, with the right of survivorship

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 11 of GRACE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012BC-01000-000

Key No: 560949

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 **\$104,500.00**.

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, 24.

Stephen J. Keller
Stephen J. Keller

R. Sue Keller
R. Sue Keller

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on Sept 27, 2004 by Stephen J. Keller and R. Sue Keller.



Tamara L. McDaniel
(Notary Public)

My commission expires 12/17/05

2/00 AM