

04 SEP 29 PM 3:19

MTZ - 66397

State of Oregon, County of Klamath
Recorded 09/29/04 3:14 P m
Vol M04 Pg 65465-67
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

After recording return to:
BRIAN DANIEL FLETCHER
19222 GALEN RD
BEND, OR 97702

Until a change is requested all tax statements shall be sent to the following address:
BRIAN DANIEL FLETCHER
19222 GALEN RD
BEND, OR 97702

WARRANTY DEED -- STATUTORY FORM

ARTHUR JAMES SHERMAN AND ETHEL M. SHERMAN, Grantor, conveys and warrants to BRIAN DANIEL FLETCHER AND WENDE LORAIN FLETCHER, HUSBAND AND WIFE, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 154807
Map/Tax Lot No(s):

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$ 15,000.00.

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 September, 2004.

Arthur James Sherman
ARTHUR JAMES SHERMAN
Ethel M Sherman
ETHEL M. SHERMAN

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on September 27, 2004 by ARTHUR JAMES SHERMAN and ETHEL M. SHERMAN.

Lori D Welsh
(Notary Public for Oregon)
My commission expires 9/28/05



TITLE NO. 10-0234604
ESCROW NO. 10-0234604

260 AM

EXHIBIT "A"

LOTS 1,2,3, BLOCK 16, CRESCENT, according to the official plat
Thereof of file in the office of the County Clerk of KLAMATH
County OREGON.