

04 SEP 29 PM 3:26

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After Recording Return to:

DIANE M. DUFAULT
5715 Ferndale Place
Klamath Falls, OR 97603

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

DIANE M. DUFAULT
5715 Ferndale Place
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 09/29/04 3:26 p m
Vol M04 Pg 65623
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

ATC:50939AF
WARRANTY DEED
(INDIVIDUAL)

KIKI PARKER, herein called grantor, convey(s) to **DIANE M. DUFAULT**, AN ESTATE IN FEE SIMPLE all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 36, Block 4, Tract No. 1299, SECOND ADDITION TO FERNDALDE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$134,000.00**.
(here comply with the requirements of ORS 93.930)

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 9-27-04

Kiki Parker

KIKI PARKER

STATE OF OREGON, County of **Klamath**) ss.

On Sept. 27, 04 personally appeared the above named **KIKI PARKER** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059939

Before me: *Adrien Fleek*
Notary Public for Oregon
My commission expires: 12-3-06



21A