

04 SEP 30 PM 3:31



MTZ - 66088 MS

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State of Oregon, County of Klamath
Recorded 09/30/04 3:31 p m
Vol M04 Pg 66088
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE R

After recording return to:

Elizabeth Mary Mosler

4271 North First St #147

San Jose, CA 95134

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

Elizabeth Mary Mosler

4271 North First St #147

San Jose, CA 95134

Escrow No. MT66268-MS

STATUTORY WARRANTY DEED

Dorothy Charmain Setlak, Grantor(s) hereby convey and warrant to **Elizabeth Mary Mosler and Rose Marie Sebastian, with the rights 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:

All of Block 5 of FIRST ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom the Southerly 20 feet thereof conveyed to the State of Oregon by Deed recorded March 25, 1933 in Volume 99, page 498, Deed Records of Klamath County, Oregon.

TOGETHER with that portion of vacated Cross Street adjacent to said Block on the West side thereof, which inured thereto by operation of law.

Tax Account No: 3307-V22BB-03400-000

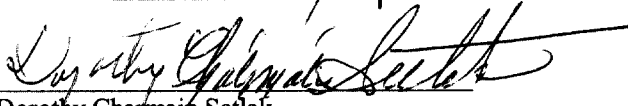
Key No: 75714

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 **\$86,000.00**.

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 21st day of September, 2004.


Dorothy Charmain Setlak

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 21, 2004 by Dorothy Charmain Setlak.




(Notary Public for Oregon)
My commission expires 11/14/2006

2100 am