

04 OCT 1 AM 11:03

mtc - 66344st



Vol M04 Page 66344

State of Oregon, County of Klamath  
Recorded 10/01/04 11:03a m  
Vol M04 Pg 66344-45  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:

LUANNE CONOVER

2917 VALE ROAD

Klamath Falls, OR 97603

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

LUANNE CONOVER

2917 VALE ROAD

Klamath Falls, OR 97603

Escrow No. MT66826-SH

### STATUTORY WARRANTY DEED

**ANNETTE MC CLELLAN**, Grantor(s) hereby convey and warrant to **LUANNE CONOVER and LINDA PETERS, as tenants in common**, 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:

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

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 1<sup>st</sup> day of October, 2004.

Annette McClellan  
ANNETTE MC CLELLAN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct. 1, 2004 by ANNETTE MC CLELLAN.



Suzie Mollett  
(Notary Public)

My commission expires 11/14/2006

2004 am

66345

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the Northeast corner of Lot 12 of Block 94 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the Southerly line of Upham Street, a distance of 50 feet; thence Southeasterly and parallel to Siskiyou Street (formerly Campo Street), a distance of 145 feet to the South line of said Lot 12; thence Northeasterly and parallel to Upham Street a distance of 50 feet to Siskiyou Street; thence Northwesterly along the Westerly line of Siskiyou Street, a distance of 145 feet to the place of beginning, being the Easterly 50 feet of Lot 12 of Block 94 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029CC-01800-000

Key No: 366473