



After recording return to:
 Matthew Sikes and Christina Sikes
 1310 N. Orange
 La Habra CA 90631

Until a change is requested all tax statements
 shall be sent to the following address:
 Matthew Sikes and Christina Sikes
 same as above

File No.: 7021-451164 (SAC)
 Date: September 15, 2004

State of Oregon, County of Klamath
 Recorded 10/06/04 2:19p m
 Vol M04 Pg 67725-26
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Nell F Gay, Grantor, conveys and warrants to **Matthew Sikes and Christina Sikes as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The NW 1/4 NW 1/4 (Lot 15) of Section 5, Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$40,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 29 day of Sept, 2004.

26-4

67726

APN: 86392

Statutory Warranty Deed
- continued

File No.: 7021-451164 (SAC)
Date: 09/15/2004

Nell F Gay
Nell F Gay

STATE OF OREGON)
)ss.
County of MULTNOMAH)

This instrument was acknowledged before me on this 29 day of SEPTEMBER, 2004
by **Nell F Gay**.

Alan Viewig

Notary Public for OREGON
My commission expires: 30 JULY 2006

