

04 OCT 8 PM 2:11



MTT-66854 KR

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State of Oregon, County of Klamath
Recorded 10/08/04 2:11 P m
Vol M04 Pg 68512
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Danny Allen

2958 Hope Street

Klamath Falls, OR 97603

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

Danny Allen

2958 Hope Street

Klamath Falls, OR 97603

Escrow No. MT66854-KR

STATUTORY WARRANTY DEED

Frances Vallejos, Grantor(s) hereby convey and warrant to **Danny Allen and Cynthia Allen, as tenants by the entirety**, 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:

Lot 4 and Northwesterly 55 feet of Southwesterly 4 feet of lot 3 in Block 85 of KLAMATH 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: 3809-032AD-09900-000

Key No: 477040

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: Subject to Trust Deed recorded May 29, 1996 in Volume M96, page 15455, Microfilm Records of Klamath County, Oregon in favor of Rose M. Helmers, as Beneficiary who subsequently assigned to Trustee of The Rosalie M. Helmers Revocable Family Trust. The above named Grantees hereby agree to assume and pay in full this Trust Deed securing a Promissory Note described herein.

The true and actual consideration for this conveyance is **\$38,500.00**.

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 7th day of October, 2004.

Frances Vallejos
Frances Vallejos

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 7, 2004 by Frances Vallejos.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

2/00 am