

04 OCT 11 AM 11:31

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After recording return to:
Charles E. James and Sheila A. James
17616 Ponderosa

Until a change is requested all tax statements
shall be sent to the following address:
Charles E. James and Sheila A. James
17616 Ponderosa

File No.: 7021-461993 (SAC)
Date: October 04, 2004

State of Oregon, County of Klamath
Recorded 10/11/04 11:31 a m
Vol M04 Pg 68795-96
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Guy Sisneros also known as Guy A. Sisneros, Grantor, conveys and warrants to **Charles E. James and Sheila A. James as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 12, Block 24, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of 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 **\$11,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 7th day of October, 2004.

26 F

68796

APN: R489224

Statutory Warranty Deed
- continued

File No.: 7021-461993 (SAC)
Date: 10/04/2004

Guy Sisneros
Guy Sisneros

STATE OF California)
County of Fresno)ss.

This instrument was acknowledged before me on this 7th day of October, 2004
by **Guy Sisneros**.



Sonia Rogers
Notary Public for
My commission expires: July 4, 2006