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State of Oregon, County of Klamath
Recorded 10/12/04 11-10 a m
Vol M04 Pg 68986
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

THIS SPACE RESE

After recording return to:
Nels R. Giden

5462 Cottage Avenue
Klamath Falls, OR 97603

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

Nels R. Giden
5462 Cottage Avenue
Klamath Falls, OR 97603

Escrow No. MT66600-KR

STATUTORY WARRANTY DEED

Claudia Faye Hankins, Grantor(s) hereby convey and warrant to **Nels R. Giden and Jennifer ^{/Lynn} E. Giden**, 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 19 in Block 2 of TRACT NO. 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910-019A0-04800-000

Key No: 599597

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 **\$285,000.00**.

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 7th day of October, 2004.

Claudia Faye Hankins
Claudia Faye Hankins

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 7, 2004 by Claudia Faye Hankins.



Kristi L. Redd
(Notary Public)

My commission expires 11/16/2007

2/10
xm