

04 OCT 12 PM 1:10

MT66757 SM

Vol M04 Page 69039



State of Oregon, County of Klamath
Recorded 10/12/04 11:10 a m
Vol M04 Pg 69039
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:

ADRIAN W. SMIGAJ
2412 NW SUMMERHILL DRIVE
BEND, OR 97701

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

ADRIAN W. SMIGAJ
2412 NW SUMMERHILL DRIVE
BEND, OR 97701

Escrow No. MT66757-SM

STATUTORY WARRANTY DEED

HOWARD A. PHEARSON, SR. and JUDITH A. PHEARSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to **ADRIAN W. SMIGAJ and LINDA C. SMIGAJ, 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 24 in Block 7 of TRACT 1140, LYNNEWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-025DC-01100-000

Key No: 425506

LOT 24

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 **\$49,000.00**.

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 4th day of October, 2004.

Howard A. Phearson Sr.
HOWARD A. PHEARSON, SR.

Judith A. Phearson
JUDITH A. PHEARSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 4th, 2004 by HOWARD A. PHEARSON, SR. and JUDITH A. PHEARSON.



Suzie Mollett
(Notary Public for Oregon)

My commission expires 11/14/2006

2/00
sm