

04 OCT 19 PM 3:29



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State of Oregon, County of Klamath
Recorded 10/19/04 3:29 p m
Vol M04 Pg 71189
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

JAMES W. HAYES

2007 ABILENE AVENUE

KLAMATH FALLS, OR 97601

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

JAMES W. HAYES

2007 ABILENE AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT67068-SH

MTC 67068-SH

STATUTORY WARRANTY DEED

SHIRLEY WINTERRINGER, Grantor(s) hereby convey and warrant to **JAMES W. HAYES**, 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 167 of the Southerly portion of TRACTS B AND C, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3606-010CB-03400-000

Key No: 315171

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 **\$5,000.00**.

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 18 day of Oct 2004

Shirley Winterringer
SHIRLEY WINTERRINGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 18, 2004 by SHIRLEY WINTERRINGER.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

21.00 am