

04 OCT 25 PM 3:16

MT66790 SH



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State of Oregon, County of Klamath  
Recorded 10/25/04 3:16 p m  
Vol M04 Pg 72747  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESER

After recording return to:  
TAMMY M. HEDRICK  
5721 FERNDAL PLACE  
KLAMATH FALLS, OR 97603

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

TAMMY M. HEDRICK  
5721 FERNDAL PLACE  
KLAMATH FALLS, OR 97603

Escrow No. MT66790-SH

### STATUTORY WARRANTY DEED

**TODD C. ANDRES and MELINDA J. ANDRES, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **TAMMY M. HEDRICK**, 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 37 in Block 4 of TRACT 1299 SECOND ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3909-013BB-04900-000

Key No: 879945

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 **\$162,000.00**.

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 11 day of October 2004.

Todd C. Andres  
TODD C. ANDRES

Melinda J. Andres  
MELINDA J. ANDRES

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct 11, 2004 by TODD C. ANDRES and MELINDA J. ANDRES.



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

21.00  
am