

04 NOV 2 PM 3:51

Vol M04 Page 75365



State of Oregon, County of Klamath
Recorded 11/02/04 3:51 p m
Vol M04 Pg 75365-66
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
Samuel S. Shaw, II and Monica A. Shaw
3500 Bristol
Klamath Falls OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Samuel S. Shaw, II and Monica A. Shaw
3500 Bristol
Klamath Falls OR 97603
File No.: 7021-469362 (SAC)
Date: October 18, 2004

STATUTORY WARRANTY DEED

Jean C. Denham, Grantor, conveys and warrants to **Samuel S. Shaw, II and Monica A. Shaw as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Westerly 100 feet of Lot 1 Block 3 of Second Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING and reserving from the above described property the Northerly 5 feet thereof conveyed to Klamath County by Deed recorded in Volume 290 page 608, Deed records 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.

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APN: 546430

Statutory Warranty Deed
- continued

File No.: 7021-469362 (SAC)

Date: 10/18/2004

The true consideration for this conveyance is **\$108,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 19 day of October, 2004.

Jean C. Denham
Jean C. Denham

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 19 day of Oct, 2004
by **Jean C. Denham**.

Stacy Collins

Notary Public for Oregon

My commission expires:

8/20/07

