

MTZ-67105 KR

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State of Oregon, County of Klamath
 Recorded 11/09/04 3:01 P m
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 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

THIS SPACE RESER

After recording return to:

Mathew K. McVay

525 Mesa Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Mathew K. McVay

525 Mesa Street

Klamath Falls, OR 97601

Escrow No.

MT67105-KR

STATUTORY WARRANTY DEED

Susan M. Stathos, who acquired title as Susan M. Hood, Grantor(s) hereby convey and warrant to **Matthew K. McVay and Tatiana V. McVay**, 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:

LEGAL DESCRIPTION

Lot 23 in Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS that portion described as follows: Beginning at the Southwesterly corner of said Lot 23, thence Northeasterly along the Northerly boundary of Manzanita Street, 4 feet to a point; thence Northwesterly and parallel with the Southwesterly line of Lot 23 to the Northwesterly line thereof; thence Southwesterly along the Northwesterly line of said Lot 23 to the Northwesterly corner of said Lot; thence Southeasterly along said Southwesterly line of said lot to the point of beginning.

Tax Account No: 3809-028BC-14400-000

Key No: 216821

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 **\$69,000.00**.

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 9th day of November, 2004.

Susan M. Stathos

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on November 9, 2004 by Susan M. Stathos.

(Notary Public for Oregon)

My commission expires 11/16/2007



2/10 am