

04 NOV 10 PM 12:46

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After Recording Return to:

SHANNA J. SIMMONS

1152 Crescent Avenue

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SHANNA J. SIMMONS

Same As Above

State of Oregon, County of Klamath

Recorded 11/10/04 12:46 p m

Vol M04 Pg 77516

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ATE L00033AF
WARRANTY DEED
(INDIVIDUAL)

KAY I. GIBB, herein called grantor, convey(s) to SHANNA J. SIMMONS, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 10, Block 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$67,000.00**.
(here comply with the requirements of ORS 93.930)

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 11-8-04.

Kay I. Gibb
KAY I. GIBB

STATE OF ^{Utah}~~OREGON~~, County of ^{Utah}~~Klamath~~ ss.

On November 8th, 2004 personally appeared the above named KAY I. GIBB and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



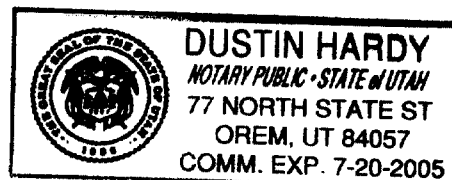
525 Main Street
Klamath Falls, OR 97601
Order No.: 00060033

Before me:

Notary Public for ~~Oregon~~ ^{Utah}

My commission expires: 7-20-2005

Official Seal



21x