



MTL-67377 SM

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State of Oregon, County of Klamath
Recorded 11/10/04 3:12 p m
Vol M04 Pg 77683
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESE

After recording return to:

ERIC STEPHENS

1949 LAKESHORE DRIVE

KLAMATH FALLS, OR 97601

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

ERIC STEPHENS

1949 LAKESHORE DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT67377-SM

STATUTORY WARRANTY DEED

MCCUISTION
~~JAMES A. MCCUISTION~~, Grantor(s) hereby convey and warrant to **ERIC STEPHENS and MARY BURKE STEPHENS, 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:

Lots 1, 2 and 3 in Block 38, **HILLSIDE 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. **SAVING AND EXCEPTING THEREFROM** a 20 foot strip off the extreme Southwesterly side of lots which was deeded to the County to widen the alley through Block 38.

Account No: 3809-028BB-04600-000
187924

Key No.:

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 **\$40,000.00**.

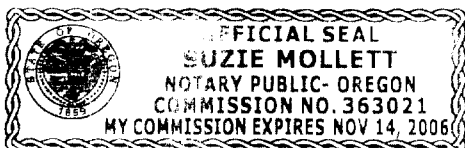
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

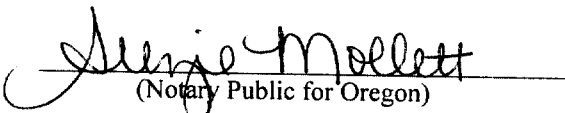
Dated this 9th day of November, 2004


JAMES A. ~~MCCUISTION~~ MCCUISTION

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 9th, 2004 by JAMES A. ~~MCCUISTION~~ MCCUISTION




(Notary Public for Oregon)
My commission expires 11/14/2006

2/00 mm