

104NDU16AM11:01

MT6-66787TM

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State of Oregon, County of Klamath
Recorded 11/16/04 11:01A m
Vol M04 Pg 78770
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESER

After recording return to:

GEORGE COWAN, III
2344 OREGON AVENUE
Klamath Falls, OR 97601

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

GEORGE COWAN, III
2344 OREGON AVENUE
Klamath Falls, OR 97601

Escrow No. MT66787-TM

STATUTORY WARRANTY DEED

DOLLIE L. BUCKNER and LESLIE DUANE STUBBLEFIELD, with the rights of survivorship, Grantor(s) hereby convey and warrant to **GEORGE COWAN, III and SHELLY COWAN, 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:

Lot 6 in Block 59, BUENA VISTA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: **3809-029BC-02400-000** Key No: **211513**

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:

SUBJECT TO: TRUST DEED DATED SEPTEMBER 19, 1995 AND RECORDED SEPTEMBER 22, 1995, IN VOLUME M95, PAGE 25739, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF JAMES M. BROWN AND JEAN M. BROWN, HUSBAND AND WIFE OR THE SURVIVOR THEREOF, AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND THE ABOVE NAMED GRANTOR AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

The true and actual consideration for this conveyance is **\$60,000.00.**

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 25th day of October, 2004.

Dollie Buckner
DOLLIE L. BUCKNER

Leslie Duane Stubblefield
LESLIE DUANE STUBBLEFIELD

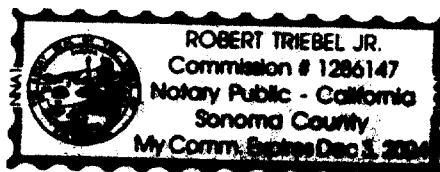
STATE OF CALIFORNIA

COUNTY OF SONOMA ss.

On OCT 25th, 2004 before me, Robert Triebel personally appeared DOLLIE L. BUCKNER and LESLIE DUANE STUBBLEFIELD personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



2/00 AM