

04 NOV 17 PM 3:30

MTT - 66696 SM



Vol M04 Page 79330

State of Oregon, County of Klamath

Recorded 11/17/04 2:30 p m

THIS SPACE RE Vol M04 Pg 79330

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

After recording return to:

CHARLEEN K. BROWN

P.O. BOX 2788

LAPINE, OR 97739

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

CHARLEEN K. BROWN

P.O. BOX 2788

LAPINE, OR 97739

Escrow No. MT66696-SM

STATUTORY WARRANTY DEED

JOHN KIRKPATRICK and K.M. KIRKPATRICK, as tenants by the entirety, Grantor(s) hereby convey and warrant to **CHARLEEN K. BROWN and ERIC D. HULL not as tenants in common, but with right of survivorship**, 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 18, Block 3, PLAT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2309-002A0-05600-000

Key No: 699248

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 **\$50,000.00**.

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 16th day of November, 2004

x John Kirkpatrick
JOHN KIRKPATRICK

x K.M. Kirkpatrick
K.M. KIRKPATRICK



State of Oregon

County of Lane

This instrument was acknowledged before me on Nov. 16, 2004 by JOHN KIRKPATRICK and K.M. KIRKPATRICK.

Cindy Lee Smith
(Notary Public for Oregon)

My commission expires 2-21-08

2100