

04 NOV 24 PM 11:00

MTL - 67569 KR

Vol M04 Page 81044



State of Oregon, County of Klamath
Recorded 11/24/04 11:00 A m
THIS SPACE RI Vol M04 Pg 81044
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

After recording return to:

David Kramer

18576 S Schuebel Lane

Beaver Creek, OR 97004

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

David Kramer

18576 S Schuebel Lane

Beaver Creek, OR 97004

Escrow No. MT67569-KR

STATUTORY WARRANTY DEED

^{M.}
Robert F. Dilworth & Nancy Dilworth, Trustees of The R and N Dilworth Trust, Grantor(s) hereby convey and warrant to **David Kramer and Linda Kramer**, 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 4, 5 and 6, Block 49, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3510-035A0-00100-000
Tax Account No: 3510-035A0-00300-000

Key No: 274081
Key No: 274063

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 **\$250,000.00**.

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 22nd day of November 2004.

The R and N Dilworth Trust

BY: [Signature]
Robert F. Dilworth, Trustee

BY: [Signature]
Nancy M. Dilworth, Trustee

STATE OF CALIFORNIA

COUNTY OF Butte ss.

On November 22, 2004 before me, Kelli Solano personally appeared Robert F. Dilworth & Nancy M. Dilworth, Trustees of The R and N Dilworth Trust 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 executed the same in authorized capacity(ies), and that by 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