

04 NOV 30 PM 3:19



MT-67470-TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PATRICK S. KRUEGER

4405 Bisbee St

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 11/30/04 3:19 P m

Vol M04 Pg 82326

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

PATRICK S. KRUEGER

4405 Bisbee St

Klamath Falls, OR 97603

Escrow No.

MT67470-TM

### STATUTORY WARRANTY DEED

**ARNOLD E. JONES**, Grantor(s) hereby convey and warrant to **PATRICK S. KRUEGER**, 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:

The North 65 feet of the West half of Lot 6, Block 4, **SECOND ADDITION TO ALTAMONT ACRES**, being a Subdivision of Tracts 1, 2, 3, 4, 22, 23 and 24, of **ALTAMONT RANCH TRACTS SUPPLEMENT PLAT**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Tax Account No: 3909-010DC-01101-000**

**Key No: 861945**

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 RECORDED MARCH 16, 2001 IN VOLUME M01, PAGE 10725, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF YVONNE M. HIGGINS AND CALVIN L. HIGGINS AS BENEFICIARIES. THE ABOVE NAMED GRANTEE HEREBY AGREES TO ASSUME AND PAY IN FULL THE TRUST DEED DESCRIBED HEREIN.**

The true and actual consideration for this conveyance is **\$39,900.00**.

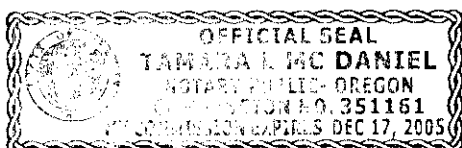
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 22 day of November 2004

Arnold E Jones  
ARNOLD E. JONES

State of Oregon  
County of **KLAMATH**

This instrument was acknowledged before me on NOV 22, 2004 by **ARNOLD E. JONES**.



Tamara L. McDaniel  
(Notary Public)

My commission expires 12/17/05

2/10 am