

04 DEC 3 AM 11:40

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State of Oregon, County of Klamath
Recorded 12/03/04 11:40 a.m.
Vol M04 Pg 83172-73
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Barbara A. Tice
32956 Keno Springs Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Barbara A. Tice
32956 Keno Springs Road
Bonanza, OR 97623

File No.: 7021-466143 (SAC)
Date: October 29, 2004

STATUTORY WARRANTY DEED

Clinton Wells, Grantor, conveys and warrants to **Barbara A. Tice**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1, Block 55, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$95,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 29 day of Nov, 20 04


26F

83173

APN: R469987

Statutory Warranty Deed
- continued

File No.: 7021-466143 (SAC)
Date: 10/29/2004


Clinton Wells

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 29 day of Nov, 2004
by **Clinton Wells**.


Notary Public for Oregon
My commission expires: 8-2-07

