

MT67568 MS



Vol M04 Page 83557

State of Oregon, County of Klamath
 Recorded 12/06/04 3:27 p m
 Vol M04 Pg 83557
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

Frederick N. Oliver

16438 Longworth Ave

Norwalk, CA 90650

Until a change is requested all

tax statements shall be sent to

The following address:

Frederick N. Oliver

16438 Longworth Ave

Norwalk, CA 90650

Escrow No.

MT67568-MS

STATUTORY WARRANTY DEED

William Muselin and Katherine Muselin, Trustees of the Muselin Family Trust, Grantor(s) hereby convey and warrant to **Frederick N. Oliver**, 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 5, Block 3, Tract 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-020BA-02900-000

Key No: 247307

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 **\$7,500.00**.

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 1st day of Dec., 2004.

William Muselin and Katherine Muselin, Trustees of the Muselin Family Trust

BY: [Signature]
 William Muselin, Trustee

BY: [Signature]
 Katherine Muselin, Trustee

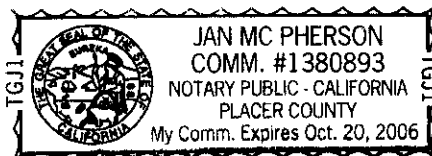
STATE OF CALIFORNIA

COUNTY OF Placer ss.

On 12/1/04, 2004 before me, [Signature] personally appeared William Muselin and Katherine Muselin, Trustees of the Muselin Family 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 they executed the same in their authorized capacity(ies), and that by their signature(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