

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



04 DEC 7 PM 1:18

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Returned @ County

Cynthia A. Waltman

30 Hillside Dr.

Troy, Tx. 76579

Grantor's Name and Address

Ann Cordes

14315 Sprague River Rd.

Sprague River OR. 97639

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Ardith Ann Cordes c.w

14315 Sprague River Rd

Chiloquin, OR. 97624

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Ardith Ann Cordes c.w

14315 Sprague River Rd

Chiloquin, OR. 97624

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 12/07/04 1:18 P.m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Cynthia A. Waltman, 130 Hillside Dr. Troy, Tx. 76579 being sole heir of said Real Property hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Ardith Ann Cordes c.w 14315 Sprague River Rd. Chiloquin OR. 97624 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots #13, 14 and 15 Block #4 Sprague River, Oregon  
Subject to: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except as hereinabove set forth.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5000.00. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on November 3, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Cynthia A. Waltman

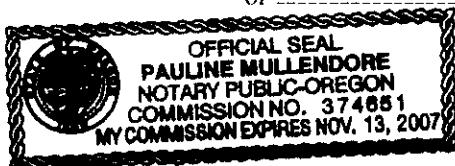
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 11-3-04by Cynthia A. Waltman

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Pauline Mullendore

Notary Public for Oregon

My commission expires 11-13-07