



State of Oregon, County of Klamath
 Recorded 12/10/04 3:01 p m
 Vol M04 Pg 84908-09
 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
 Donald Clinton and Karyn Clinton
~~29710 E Rainbow Road~~ 29709 Buck Ln
 Klamath Falls, OR 97601

Until a change is requested all tax statements
 shall be sent to the following address:
 Donald Clinton and Karyn Clinton
~~29710 E Rainbow Road~~ SAME
~~Klamath Falls, OR 97601~~

File No.: 7021-492981 (SAC)
 Date: December 01, 2004

STATUTORY WARRANTY DEED

Roger Ellis, Grantor, conveys and warrants to **Donald Clinton and Karyn Clinton as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 33 First Addition to Sportsman Park, 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 **\$47,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 3 day of December, 2004.

245

84909

APN: 311665

Statutory Warranty Deed
- continued

File No.: 7021-492981 (SAC)
Date: 12/01/2004

Roger Ellis
Roger Ellis

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 3 day of December 2004
by **Roger Ellis**.

Stacy Collins
Notary Public for Oregon
My commission expires: 8/2/07

