

04 DEC 20 AM 11:07

MTK-67152 MS

Vol M04 Page 86655



State of Oregon, County of Klamath
Recorded 12/20/04 11:07 a m
Vol M04 Pg 86655
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Heather Knoefler
13350 Mann Rd
Klamath Falls, OR 97603

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

Heather Knoefler
13350 Mann Rd
Klamath Falls, OR 97603

Escrow No. MT67152-MS

STATUTORY WARRANTY DEED

Christie J. Flenniken, also known as Christie J. Wood, as Trustee of the Christie J. Flenniken 2003 Revocable Trust, Grantor(s) hereby convey and warrant to **Heather Knoefler**, 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:

That portion of the Easterly 780 feet of the W1/2 NE1/4 of Section 9, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of the K.I.D. Lateral as it exists on February 14, 1979.

EXCEPTING THEREFROM that portion lying within the boundaries of Mann Road.

Account No.: 4009-00900-00400-000

Key No.: 92811

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 **\$210,000.00**.

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 14 day of December, 04.

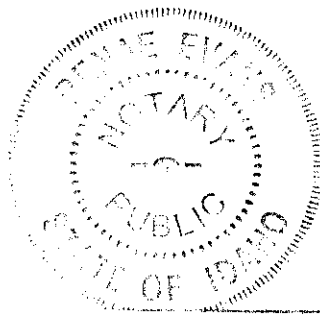
Christie J. Flenniken, also known as Christie J. Wood, as Trustee of the Christie J. Flenniken 2003 Revocable Trust

BY: Christie J. Flenniken
Christie J. Flenniken, Trustee

State of Idaho)
County of) Canyon ^{ss}

On this 14 day of Dec., 2004 before me Renae Evans, a notary public in and for said State, personally appeared Christie J. Flenniken, also known as Christie J. Wood, as Trustee of the Christie J. Flenniken 2003 Revocable Trust known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Renae Evans
Notary Public
Residing at: Nampa Id.
Commission Expires: 11-26-2010



2100 am