

04 DEC 21 PM 3:15

MT6-67609 MS

Vol M04 Page 87346



State of Oregon, County of Klamath  
Recorded 12/21/04 3:15P m  
Vol M04 Pg 87346  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESE

After recording return to:  
Levern Ferguson  
8821 Ground Squirrel Drive  
Bonanza, OR 97623

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

Levern Ferguson  
8821 Ground Squirrel Drive  
Bonanza, OR 97623

Escrow No. MT67609-MS

STATUTORY WARRANTY DEED

Salvador Hernandez, Grantor(s) hereby convey and warrant to **Levern Ferguson**, 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 20 in Block 29 of **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.

Tax Account No: 3811-004B0-5100-000 Key No: 460806

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 **\$107,500.00**.

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.

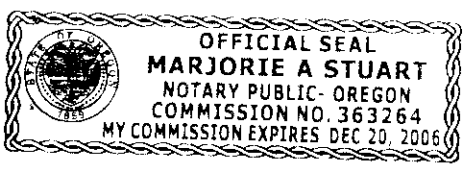
Dated this 20th day of Dec, 2004

Salvador Hernandez

State of ~~Washington~~ Oregon  
County of ~~Klamath~~ Klamath

On this day personally appeared before me Salvador Hernandez to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 20th day of Dec, 2004.



Printed Name: Marjorie A. Stuart  
Notary Public in and for the State of Oregon  
residing at Klamath Falls  
My appointment expires 12/2006