

04 DEC 21 PM 3:15



MT67512KR

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State of Oregon, County of Klamath  
Recorded 12/21/04 3:15 p m  
Vol M04 Pg 87383-84  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER

After recording return to:

Christine L. Borges

3883 Redondo Way

Klamath Falls, OR 97603

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

Christine L. Borges

3883 Redondo Way

Klamath Falls, OR 97603

Escrow No. MT67512-KR

### STATUTORY WARRANTY DEED

**G. JON TRENCHARD**, Grantor(s) hereby convey and warrant to **Christine L. Borges and Lelah G. VanHoek** <sup>VanHoek</sup>~~VanHoek~~ not as tenants in common, but with right of survivorship, 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:

#### EXHIBIT "A" LEGAL DESCRIPTION

##### PARCEL 1:

Beginning at the most Easterly corner of Lot 1, Block 38 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along Southwesterly line of Third Street 55 feet; thence Southwesterly and at right angles to Third Street 53 feet; thence Southeasterly and parallel with Third Street, 55 feet; thence Northeasterly and at right angles to Third Street 53 feet to the place of beginning, being the Southeasterly half of Lot 1 in said block and addition.

##### PARCEL 2:

The Southeasterly 55 feet of the Northeasterly 6 feet of Lot 2 in Block 38, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-032BA-15600-000  
Tax Account No: 3809-032BA-15701-000

Key No: 410969  
Key No: 11515

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 **\$75,000.00**.

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 6th day of December 2004

  
G. JON TRENCHARD

2600 am

State of Oregon  
County of KLAMATH

87384

This instrument was acknowledged before me on Dec. 6, 2004 by G. JON TRENCHARD.



Kristi L. Redd  
(Notary Public)

My commission expires 11/16/2007

Unofficial  
Copy