

04 DEC 28 AM 11:41

MT67536 KR



Vol M04 Page 88607

THIS SPACE State of Oregon, County of Klamath  
Recorded 12/28/04 11:41 A M  
Vol M04 Pg 88607  
Linda Smith, County Clerk  
Fee \$ 21 # of Pgs 1

After recording return to:

Hans Erik Pedersen

839 California Avenue

Klamath Falls, OR 97601

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

Hans Erik Pedersen

839 California Avenue

Klamath Falls, OR 97601

Escrow No. MT67536-KR

### STATUTORY WARRANTY DEED

**William Hayden and Pam Hayden, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Hans Erik Pedersen, a Single Man**, 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 6 in Block 100 of BUENA VISTA 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: 3809-032BB-01300-000**


**Key No: 409383**


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 21<sup>st</sup> day of December, 2004.

  
William Hayden

  
Pam Hayden

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 21, 2004 by William Hayden and Pam Hayden.

  
(Notary Public)



My commission expires 11/16/2007

2/20 AM