

04 DEC 29 PM 3:18

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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTT-1390-6548

Darlene Griffiths-Novick
647 Pacific Terrace
Klamath Falls, OR 97601
Grantor's Name and Address
Timothy Griffiths et al
6850 Camp Creek Rd.
Manhattan, MT 59741
Grantee's Name and Address

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After recording, return to (Name, Address, Zip):

Timothy Griffiths et al
6850 Camp Creek Rd.
Manhattan, MT 59741

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as grantee

State of Oregon, County of Klamath

Recorded 12/29/04 3:18 P m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Darlene Griffiths-Novick, Timothy V. Griffiths and Melissa N. Griffiths

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Fred S. Griffiths, Timothy V. Griffiths and Christopher R. Griffiths, not as tenants in common, but with right of survivorship

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 1, 2, and the North 1/2 of Lot 3, Block 1, Hillcrest Addition according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on December 29, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Darlene S. Griffiths-Novick
Timothy V. Griffiths
Melissa N. Griffiths

STATE OF OREGON, County of Klamath ss. December 29, 2004

This instrument was acknowledged before me on by Darlene S. Griffiths-Novick, Timothy V. Griffiths, Melissa N. Griffiths

This instrument was acknowledged before me on

by

as

of



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2007

2/20/05