

04 DEC 30 PM 2:40



State of Oregon, County of Klamath
Recorded 12/30/04 2:40 P m
Vol M04 Pg 89704-05
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Steve Jeter and Coralee Jeter
PO Box 25427
Eugene, OR 97402

Until a change is requested all tax statements
shall be sent to the following address:
Steve Jeter and Coralee Jeter
PO Box 25427
Eugene, OR 97402

File No.: 7064-503517 (MG)
Date: December 23, 2004

STATUTORY WARRANTY DEED

Samuel R. McFall and Sharon L. McFall as tenants by the entirety, Grantor, conveys and warrants to **Steve Jeter and Coralee Jeter as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 12 of Sun Forest Estates, Tract No. 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$18,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 24 day of December, 2004.

guf

APN: 142312

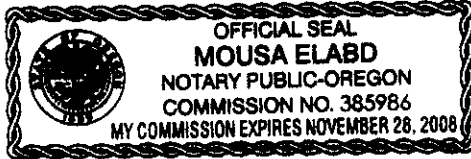
Statutory Warranty Deed
- continuedFile No.: 7064-503517 (MG)
Date: 12/23/2004

Samuel R. McFall
Samuel R. McFall

Sharon L. McFall
Sharon L. McFall

STATE OF Oregon)
County of ~~MULTNOMAH~~)ss.
~~Klamath~~)

This instrument was acknowledged before me on this 24 day of December, 2004
by **Samuel R. McFall and Sharon L. McFall.**



Mousa Elabd

Notary Public for Oregon

My commission expires: Nov 28 2008