



MTC-67183 MS

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State of Oregon, County of Klamath

Recorded 12/30/04 3:36 p mVol M04 Pg 89812

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

THIS SPACE RES

After recording return to:

Bonita Lynn Steers827 Lytton StreetKlamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Bonita Lynn Steers827 Lytton StreetKlamath Falls, OR 97601

Escrow No.

MT67183-MS

## STATUTORY WARRANTY DEED

**William Holford**, Grantor(s) hereby convey and warrant to **Bonita Lynn Steers**, 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 5 in Block 1 of BEVERLY HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH that portion vacated by instrument recorded November 22, 1943 in Book 160, page 97, Deed Records of Klamath County, Oregon, adjacent to the herein described property, which inured thereto.**

Tax Account No: **3809-034AB-01600-000**Key No: **442658**

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 **\$29,500.00**.

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 1st day of Dec, 2004

William Holford  
William Holford

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 12/21, 2004 by William Holford.



Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06

2/10 am