

05 JAN 21 PM 3:38

MT68196 SM



Vol M05 Page 04738

State of Oregon, County of Klamath
Recorded 01/21/05 3:38 P m
THIS: Vol M05 Pg 04738
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

After recording return to:

LARRY VIVEIROS

219 LAUREL AVENUE

GUSTINE, CA 95322

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

LARRY VIVEIROS

219 LAUREL AVENUE

GUSTINE, CA 95322

Escrow No. MT68196-SM

STATUTORY WARRANTY DEED

DEBORAH CARRUTHERS and ROBERT NEAL, with the rights of survivorship, Grantor(s) hereby convey and warrant to **LARRY VIVEIROS and KATHRYN VIVEIROS, as tenants by the entirety, and RICHARD DABNEY and MARY ALICE DABNEY, as tenants by the entirety, together as tenants in common**, 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, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the North 70 feet thereof

Tax Account No: 3809-035DC-05800-000

Key No: 449571

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 **\$78,000.00**.

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.

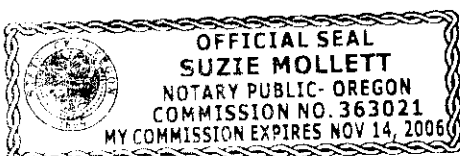
Dated this 21st day of January, 2005

Deborah Carruthers
DEBORAH CARRUTHERS

Robert Neal
ROBERT NEAL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan. 21, 2005 by DEBORAH CARRUTHERS and ROBERT NEAL.



Suzie Mollett
(Notary Public for Oregon)

My commission expires 11/14/2006

2/10 AM