

MTC-66788 LW

Vol M05 Page 08172

State of Oregon, County of Klamath

Recorded 02/04/05 11.01a mVol M05 Pg 08172-73

Linda Smith, County Clerk

THIS SPACE RESERVE Fee \$ 26.00 # of Pgs 2

After recording return to:

KAREN WEGSTEINP.O. Box 856Chiloquin OR 97624

Until a change is requested all

tax statements shall be sent to

The following address:

KAREN WEGSTEINP.O. Box 856Chiloquin OR 97624

Escrow No. MT66788-LW

**STATUTORY WARRANTY DEED**

**MARY HELEN TURNER and CYNTHIA MAY CAMERON WHO ACQUIRED TITLE AS CYNTHIA MAY FISHER, with the rights of survivorship**, Grantor(s) hereby convey and warrant to **KAREN WEGSTEIN**, 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:

Parcel 1 of Land Partition 50-04, replat of Lots 96 and 97 of Spinks unrecorded subdivision situated in NE1/4 SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3407-034CA-05000-000

Key No: 198912

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 **\$72,500.00**.

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.

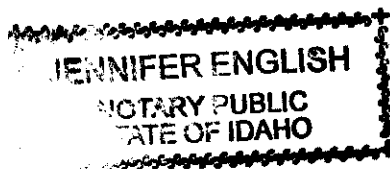
Dated this 31 day of Jan., 2005.

Mary Helen Turner  
MARY HELEN TURNER

Cynthia May Cameron  
CYNTHIA MAY CAMERON WHO ACQUIRED TITLE AS CYNTHIA MAY FISHER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1-31, 2005 by CYNTHIA MAY CAMERON WHO ACQUIRED TITLE AS CYNTHIA MAY FISHER.



[Signature]  
(Notary Public for Oregon)  
My commission expires 1/11

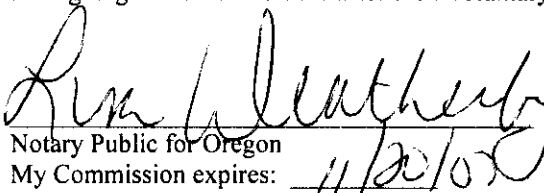
2600

State of Oregon  
County of OREGON

08173

On this 2 day of February, 20 05, personally appeared before me the above named MARY HELEN TURNER, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

  
Notary Public for Oregon  
My Commission expires: 11/20/07

