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MT-68628 TM



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State of Oregon, County of Klamath
Recorded 03/11/2005 3:10 p m
Vol M05 Pg 16431
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

THIS SPACE RES

After recording return to:

WALTER L. MODEN

4747 S. 6TH STREET, SUITE A

Klamath Falls, OR 97603

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

WALTER L. MODEN

4747 S. 6TH STREET, SUITE A

Klamath Falls, OR 97603

Escrow No. MT68628-TM

STATUTORY WARRANTY DEED

SHERRIE E. GRAHAM, WHO ACQUIRED TITLE AS SHERRIE E. HAWKINS, Grantor(s) hereby convey and warrant to **WALTER L. MODEN and DONNA L. MODEN, husband and wife**, 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:

Lots 13 and 14, Block 11, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002CA-08300-000
519200

Key No:

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 **\$73,000.00**.

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 9th day of March, 2005.

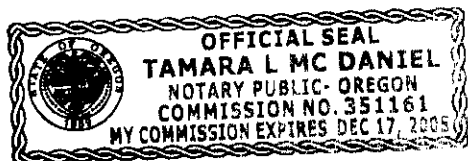
[Signature]
SHERRIE ELIZABETH GRAHAM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 9, 2005 by SHERRIE E. GRAHAM, WHO ACQUIRED TITLE AS SHERRIE E. HAWKINS.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/05



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