

05 APR 7 PM 2:45

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Returned @ Counter

Clara F. Stokes
4418 Clinton Avenue
Klamath Falls, OR 97603
Grantor's Name and Address

Vol M05 Page 23995

Clara F. Stokes Larry W. Stokes
4418 Clinton Ave 12710 NE 142nd Court
Klamath Falls, OR 97603 Kirkland, WA 98034
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Larry W. Stokes
12710 NE 142nd Court
Kirkland, WA 98034

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Clara F. Stokes
4418 Clinton Avenue
Klamath Falls, OR 97603

State of Oregon, County of Klamath fixed.
Recorded 04/07/2005 2:46 p m
Vol M05 Pg 23995
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1 eputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Clara F. Stokes

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Larry W. Stokes and Clara F. Stokes

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 3 Block 4 First Addition To Bureket Place

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ¹¹, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on April 7, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Clara F. Stokes

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 7, 2005 by Charibelle France Stokes

This instrument was acknowledged before me on

by

as

of



Julie DeJong
Notary Public for Oregon
My commission expires Jul 8, 2008