MTC-68576

AmeriTitle
Part Of The JELD-WEN Family

State of Oregon, County of Klamath
Recorded 04/25/2005 __11.03a__ m
Vol M05 Pg __28932__
Linda Smith, County Clerk
Fee $ __21.00__ # of Pgs __1__

THIS SPACE RESERVED FOR

After recording return to:
Darrell ~~Shepard~~ Shepherd
475-A Housley
Roseburg, OR 97470

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

Darrell ~~Shepard~~ Shepherd
475-A Housley
Roseburg, OR 97470

Escrow No.   OM073967GC

STATUTORY WARRANTY DEED

Jennifer Currin Guthridge and Shane P. Guthridge, as tenants by the entirety as to an undivided 50% interest and Kenneth E. Hibbard as to an undivided 25% interest and Marjie Irwin as to an undivided 25% interest, together as tenants in common, Grantor(s) hereby convey and warrant to **Darrell ~~Shepard~~ S. Shepherd ∗** 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: **∗an unmarried individual**

Lot 21 of Diamond Peaks, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No: 887008   **2407-007D0-08300-000**

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 **$85,000.00.**

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 __11th__ day of __April__, __2005__.

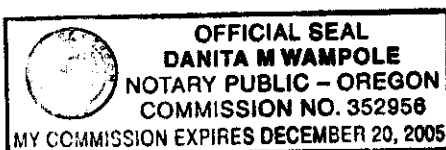Jennifer Currin Gutridge

Shane P. Gutridge

Kenneth E. Hibbard

Marjie Irwin

State of Oregon
County of __Washington__

This instrument was acknowledged before me on __April 11__, 2005 by Jennifer Currin Gutridge, Shane P. Gutridge, Kenneth E. Hibbard and Marjie Irwin.

_____
(Notary Public for Oregon)

My commission expires __12-20-05__

OFFICIAL SEAL
DANITA M WAMPOLE
NOTARY PUBLIC – OREGON
COMMISSION NO. 352956
MY COMMISSION EXPIRES DECEMBER 20, 2005