MTC-69693 SH

AmeriTitle
Part Of The JELD-WEN Family

State of Oregon, County of Klamath
Recorded 06/16/05 __3:26 p__ __m__
THIS SPACE RESE Vol M05 Pg __45406 -07__
Linda Smith, County Clerk
Fee $ __26 00__ # of Pgs __2__

After recording return to:
RANDY MADDEN
3930 BRISTOL AVENUE
Klamath Falls, OR 97603

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

RANDY MADDEN
3930 BRISTOL AVENUE
Klamath Falls, OR 97603

Escrow No.   MT69693-SH

STATUTORY WARRANTY DEED

BENJAMIN HEIKEN and SARAH HEIKEN, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RANDY MADDEN and KYM ENGLISH, 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 10 of SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-010DA-07000-000   Key No: 545501

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 **$167,000.00**.

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.
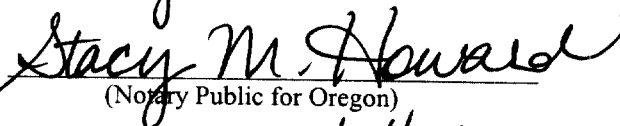
Dated this __25__ day of __May__ , __2005__

BENJAMIN HEIKEN

SARAH HEIKEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on __May 25__, 2005 by BENJAMIN HEIKEN and SARAH HEIKEN.

OFFICIAL SEAL
STACY M HOWARD
NOTARY PUBLIC- OREGON
COMMISSION NO.374849
MY COMMISSION EXPIRES NOV 18, 2007

(Notary Public for Oregon)
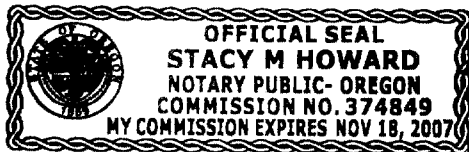My commission expires __11/18/2007__

45407

State of Oregon
County of _Klamath_

On this _8_ day of _June_, 20 _05_, personally appeared before me the above named
Sarah Heiken, and acknowledged the foregoing instrument to be
his/her/their voluntary act and deed.

WITNESS My hand and official seal.

Stacy M. Howard
Notary Public for Oregon
My Commission expires: _11/18/2007_