



After recording return to:
Myrtle L. Gruber
601 Pacific Terrace
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Myrtle L. Gruber
601 Pacific Terrace
Klamath Falls, OR 97601

File No.: 7021-76734 (SAC)
Date: December 13, 2002

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 01/07/2003 11:01 a m.
Vol M03 Pg 01022-23
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Michael A. Crane, Grantor, conveys and warrants to **Myrtle L. Gruber**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Southwesterly 1/2 of Lots 5 and 6, Block 46, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is **\$115,500.00**. (Here comply with requirements of ORS 93.030)

01023

APN: R306476

Statutory Warranty Deed
- continued

File No.: 7021-76734 (SAC)
Date: 12/13/2002


Michael A. Crane

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 6th day of January 2003
by **Michael A. Crane.**


Stacy Hilferty Notary Public for Oregon

My commission expires: 08-02-03

