

03 JAN 14 PM 12:07



After recording return to:

James Patzke

1539 Ogden

Klamath Falls, OR 97603

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

James Patzke

1539 Ogden

Klamath Falls, OR 97603

Escrow No. K86420C

Title No. K86420C

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 01/14/2003 12:07 P m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### STATUTORY WARRANTY DEED

Mary Anne Smith, Grantor, conveys and warrants to James Patzke, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A portion of Lots 15 and 16 Block 21, Industrial 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, being more particularly described as follows:

Beginning at the Southeast corner of Lot 15 in Block 21, Industrial addition to the City of Klamath Falls, Oregon; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly and parallel with Martin Street, 37 1/2 feet; thence Southwesterly and parallel with Oak Avenue, 50 feet; thence Southeasterly along Martin Street 37 1/2 feet to the place of beginning.

This property is free of 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 \$47,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 14 day of January, 2003.

Mary Anne Smith  
Mary Anne Smith

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 14th day of January, 2003  
by Mary Anne Smith

Susan Marie Campbell  
Notary Public for Oregon



My commission expires: 03/27/2006