



After recording return to:
Charles Mears and Lisa Mears
1635 Ogden
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Charles Mears and Lisa Mears
1635 Ogden
Klamath Falls, OR 97603

File No.: 7021-81671 (SAC)
Date: January 23, 2003

State of Oregon, County of Klamath
THIS IS Recorded 02/03/2003 3:04 p. m.
Vol M03 Pg 06686-87
Linda Smith, County Clerk
Fee \$ 26.60 # of Pgs 2

STATUTORY WARRANTY DEED

Dallas H. Givan and Gregory B. Cappel, Grantor, conveys and warrants to **Charles Mears and Lisa Mears as tenants by the entirety**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 in Block 2 of Shasta View Tracts, LESS the Easterly 75.0 feet thereof, 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 **\$210,000.00**. (Here comply with requirements of ORS 93.030)

06687

APN: 452147

Statutory Warranty Deed
- continued

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Date: 01/23/2003

Dallas H. Givan
Dallas H. Givan

Gregory B. Cappel

Gregory B. Cappel
by Dallas H. Givan attorney in fact
Dallas. H. Givan, Attorney in Fact

STATE OF Oregon)
County of Hamilton)ss.

This instrument was acknowledged before me on this 28th day of January 2003
by **Dallas H. Givan and Gregory B. Cappel**.

Stacy Hilferty
Stacy Hilferty Notary Public for Oregon

My commission expires: 08-02-03

