



After recording return to:
 Brian C. Conover and Luanne J.
 Conover
 827 Rose Street
 Klamath Falls, OR 97603

Until a change is requested all tax statements
 shall be sent to the following address:
 Brian C. Conover and Luanne J.
 Conover
 827 Rose Street
 Klamath Falls, OR 97603
 File No.: 7021-114484 (SAC)
 Date: February 20, 2003

THIS SPACE **State of Oregon, County of Klamath**
 Recorded 02/26/2003 3:02 p. m.
 Vol M03 Pg 11731-32
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 2

STATUTORY WARRANTY DEED

Charlie Kappas and Shirley Kappas as tenants by the entirety, Grantor, conveys and warrants to Brian C. Conover and Luanne J. Conover, husband and wife as tenants by the entirety, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Southerly 83 feet of Lot 6 in Block 1 Shives Addition to the City of Klamath Falls, Oregon, 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 **\$52,950.00.** (Here comply with requirements of ORS 93.030)

APN: 367230

Statutory Warranty Deed
- continuedFile No.: 7021-114484 (SAC)
Date: 02/20/2003

Charlie Kappas
Charlie Kappas

Shirley Kappas
Shirley Kappas

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 20 day of February 2003
by **Charlie Kappas and Shirley Kappas**.

[Signature]
Notary Public for Oregon

My commission expires: 02/20/03

