



After recording return to:  
Jens Juhl-McGarey and Antoinnette  
Juhl  
224 McKinley Street  
Klamath Falls, OR 97603

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

Jens Juhl-McGarey and Antoinnette  
Juhl  
224 McKinley Street  
Klamath Falls, OR 97603

File No.: 7029-106819 (SAC)

Date: February 25, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 03/05/2003 3:00 pm.

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Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

### STATUTORY WARRANTY DEED

**Fred Daniel Floetke**, Grantor, conveys and warrants to **Jens Juhl-McGarey and Antoinnette Juhl, husband and wife as tenants by the entirety**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

& LOT 3,

**Lot 2, Block 27, FIRST ADDTION TO 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 **\$57,500.00**. (Here comply with requirements of ORS 93.030)

K216

13538

APN: R410344

Statutory Warranty Deed  
- continued

File No.: 7029-106819 (SAC)  
Date: 02/25/2003

*Fred Daniel Floetke*

① Fred Daniel Floetke

STATE OF Oregon )  
County of *Klamath* )ss.

This instrument was acknowledged before me on this *20<sup>th</sup>* day of *February* 20*03*  
by as of , on behalf of the .

*Stacy Hilferty*  
Notary Public for Oregon

My commission expires: *8-2-03*

