

'03 APR 21 PM 2:57



After recording return to:  
Jan VanAllen  
604 Roosevelt  
Klamath Falls,, OR 97601

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

Jan VanAllen  
604 Roosevelt  
Klamath Falls,, OR 97601

File No.: 7021-127410 (cs)  
Date: April 11, 2003

THIS SPACE RESERVE

State of Oregon, County of Klamath  
Recorded 04/21/2003 2:57 p. m.  
Vol M03 Pg 25350-51  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

**STATUTORY WARRANTY DEED**

**Richard S. Fairclo and C. Sharon Fairclo as tenants by the entirety**, Grantor, conveys and warrants to **Jan VanAllen**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 4 and 5 in Block 21 First Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Northwesterly 47 feet of Lot 4.**

**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 **\$128,450.00**. (Here comply with requirements of ORS 93.030)

Kal. -

