



After recording return to:
Irina Karnaugh
432 High Street
Klamath Falls, OR

Until a change is requested all tax statements
shall be sent to the following address:
Irina Karnaugh
432 High Street
Klamath Falls, OR

File No.: 7161-131041 (KWH)
Date: March 13, 2003

THIS SPACE RESERVED
State of Oregon, County of Klamath
Recorded 04/23/2003 2:48 p. m.
Vol M03 Pg 26096-97
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Joan Carroll, Grantor, conveys and warrants to **Irina Karnaugh**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly 5.05 feet off the Easterly side of Lot 7 and the Westerly 32 1/2 feet off the Westerly side of Lot 8 Block 8 in the Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a point on the Southerly side of High Street a distance of 5.05 feet Southwesterly from the corner common to Lots 7 and 8 of Block 8; thence Northeasterly along said line of High Street 37.55 feet; thence Southeasterly and at right angles with High Street 120 feet; thence Southwesterly and parallel with High Street 37.55 feet; thence Northwesterly and at right angles with High Street 120 feet to the point of beginning; RESERVING from the tract above conveyed for use as an alley, the Southeasterly 10 feet of said tract.

This property is free from liens and encumbrances, EXCEPT: None

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.

K26.1 -

26097

APN: 475916

Statutory Warranty Deed
- continued

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The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

Joan Carroll
Joan Carroll

STATE OF Oregon)
County of ~~Klamath~~ Tillamook)ss.

This instrument was acknowledged before me on this 21st day of April, 2003
by **Joan Carroll**.

Kay Winger-Hart
Notary Public for Oregon

My commission expires: 3/2/06

