

03 APR 25 AM 8:24

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After recording return to:
Steven M. David
225 Roosevelt Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Steven M. David
225 Roosevelt Street
Klamath Falls, OR 97601

File No.: 7021-102002 (SAC)
Date: April 15, 2003

THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 04/25/2003 8:24 a.m.
Vol M03 Pg 26569-70
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Philip A. Valdez and Maria N. Valdez, Grantor, conveys and warrants to **Steven M. David**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7 in Block 99 Buena Vista Addition to the City of 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:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$59,500.00**. (Here comply with requirements of ORS 93.030)

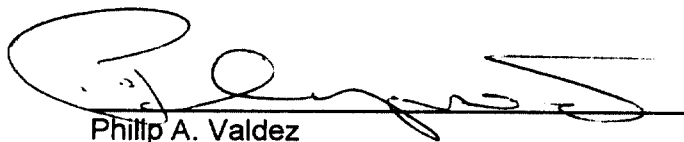
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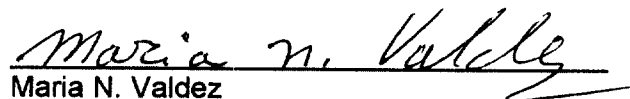
26570

APN: 409329

Statutory Warranty Deed
- continued

File No.: 7021-102002 (SAC)
Date: 04/15/2003


Philip A. Valdez


Maria N. Valdez

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this

2nd day of April, 2003

by **Philip A. Valdez and Maria N. Valdez.**


Notary Public for Oregon

My commission expires 8-2-03

