

03 APR 25 PM 2:56

Vol M03 Page 26756

After recording return to:  
Alden L. Garlitz  
320 South Rogers  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Alden L. Garlitz  
320 South Rogers  
Klamath Falls, OR 97603

File No.: 7021-132934 (SAC)  
Date: April 15, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 04/25/2003 2:56 p m.  
Vol M03 Pg 26756-58  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Jeffrey L. Blair and Linda J. Blair**, Grantor, conveys and warrants to **Alden L. Garlitz**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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.

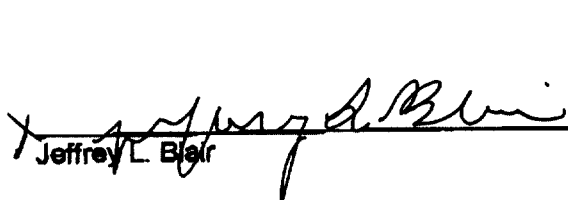

The true consideration for this conveyance is **\$99,500.00**. (Here comply with requirements of ORS 93.030)

K31. ✓

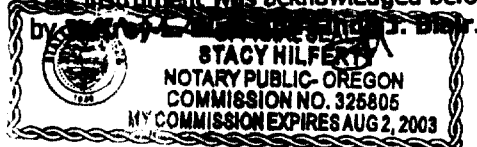
26757

APN:

Statutory Warranty Deed  
- continuedFile No.: 7021-132934 (SAC)  
Date: 04/15/2003

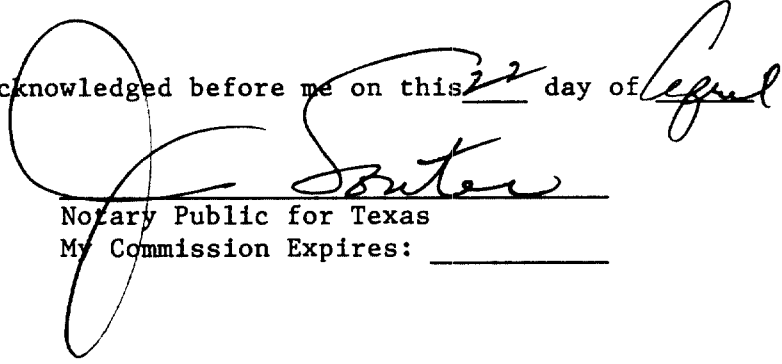
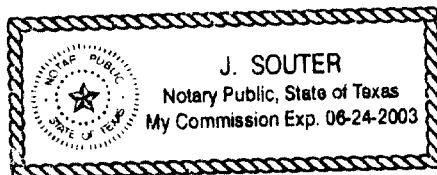
   
Jeffrey L. Blair Linda J. Blair

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 25th day of April, 2003  
Notary Public for OregonMy commission expires: 8-2-03

STATE OF TEXAS )

COUNTY OF NACOGODCHES )

This instrument was acknowledged before me on this 22 day of April, 2003, by Jeffrey L. Blair.  
Notary Public for Texas  
My Commission Expires: \_\_\_\_\_

26758

APN:

Statutory Warranty Deed  
- continuedFile No.: 7021-132934 (SAC)  
Date: 04/15/2003**EXHIBIT A****LEGAL DESCRIPTION:**

A portion of Lot 2, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, formerly designated as Lot 12, Block 8, Lakeside Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the West line of Rogers Street (formerly Paul Street), 420 feet Southerly from the Southeast corner of Lot 4, Block 8, Lakeside Addition to the City of Klamath Falls; and running thence Southerly along the Westerly line of Rogers Street, 60 feet; thence Westerly at right angles to first course, 100 feet; thence Northerly parallel with first course, 60 feet; thence Easterly 100 feet to the point of beginning.