



After recording return to:  
 Richard L. Millburn  
 3131 Bisbee Street  
 Klamath Falls, OR 97603

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

Richard L. Millburn  
 3131 Bisbee Street  
 Klamath Falls, OR 97603

File No.: 7021-129628 (SAC)  
 Date: April 24, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
 Recorded 04/29/2003 3:01 p.m.  
 Vol M03 Pg 27808-09  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**James Powers and Virginia Powers as tenants by the entirety**, Grantor, conveys and warrants to **Richard L. Millburn**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The N 1/2 of Lot 5 in Block 6 of Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING therefrom the West 5 feet thereof conveyed to Klamath County for road purposes.**

**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 **\$87,000.00**. (Here comply with requirements of ORS 93.030)

27809

APN: 540739

Statutory Warranty Deed  
- continued

File No.: 7021-129628 (SAC)  
Date: 04/24/2003

James Powers  
James Powers

Virginia Powers  
Virginia Powers

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 24<sup>th</sup> day of April, 2003  
by **James Powers and Virginia Powers**.

Stacy Hilbert  
Notary Public for Oregon

My commission expires 8-2-03

