

03 APR 30 PM 3:03



After recording return to:
Teresa Snyder
2300 Biehn Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Teresa Snyder
2300 Biehn Street
Klamath Falls, OR 97601

File No.: 7021-158271 (cs)
Date: April 24, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 28409

State of Oregon, County of Klamath
Recorded 04/30/2003 3:03 p.m.
Vol M03 Pg 28409-10
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Jamey Fisher, who took title as Jamey Lynn Tener, Grantor, conveys and warrants to Teresa N. Snyder, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Northerly 20 feet of Lot 1, the Northerly 20 feet of the Easterly 55 feet of Lot 2, the Southerly 20 feet of the Easterly 55 feet of Lot 7, and the Southerly 20 feet of Lot 8, all in Block 54 of Nichols 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: 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.

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.

Kab. -

28410

APN: R411799

Statutory Warranty Deed
- continued

File No.: 7021-158271 (cs)
Date: 04/24/2003

The true consideration for this conveyance is **\$64,000.00**. (Here comply with requirements of ORS 93.030)



Jamey Fisher

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 29 day of April, 2003
by **Jamey Fisher, who took title as Jamey Lynn Tener**





Notary Public for Oregon

My commission expires: