

03 MAY 8 PM 3:19

MTC 161472

Vol M03 Page 30922



After recording return to:
Joanna Justus

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

File No.: 7021-161472 (SAC)
Date: May 02, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/08/2003 3:19 p. m.
Vol M03 Pg 30922-23
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 2

STATUTORY WARRANTY DEED

South Valley Bank & Trust Custodian for John L. Shama Rollover IRA, Grantor, conveys and warrants to **Joanna Justus**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 Evergreen Meadows-Tract 1302, 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 **\$18,000.00**. (Here comply with requirements of ORS 93.030)

26X

30923

APN: 3909-13AB-6300

Statutory Warranty Deed
- continued

File No.: 7021-161472 (SAC)
Date: 05/02/2003



South Valley Bank
& Trust Custodian
for John L. Shama
Rollover IRA

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 5th day of May, 2003
by as of South Valley Bank & Trust Custodian for John L. Shama Rollover IRA, on behalf of the .

Cortney Hall
Notary Public for Oregon

My commission expires: May 10, 2003

