



After recording return to:
Teresa N. Snyder
5735 Shasta Way
Klamath Falls, OR 97603

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

Teresa N. Snyder
5735 Shasta Way
Klamath Falls, OR 97603

File No.: 7021-174066 (SAC)

Date: May 20, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/04/2003 10:48 a m.

Vol M03 Pg 37818-20

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Christopher Yotter-Brown and Melissa Yotter-Brown as tenants by the entirety, 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:

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 **\$64,000.00**. (Here comply with requirements of ORS 93.030)

37819

APN: 450755

Statutory Warranty Deed
- continued

File No.: 7021-174066 (SAC)
Date: 05/20/2003

Christopher Yotter-Brown
Christopher Yotter-Brown

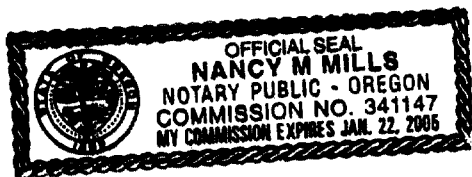
Melissa Yotter-Brown
Melissa Yotter-Brown

STATE OF Oregon)
County of Deschutes)ss.
~~Klamath~~)

This instrument was acknowledged before me on this 2 day of June, 2003
by **Christopher Yotter-Brown and Melissa Yotter-Brown.**

Nancy M. Mills
Notary Public for Oregon

My commission expires: 1-22-2005



APN: 450755

Statutory Warranty Deed
- continuedFile No.: 7021-174066 (SAC)
Date: 05/20/2003**EXHIBIT A****LEGAL DESCRIPTION:**

A portion of Tract 68, Fair Acres, more particularly described as follows: Beginning at a point on the South line of said Tract 68, which point is West 105.25 feet and North 0°11' East 30 feet from the corner common to Sections 35 and 36, Township 38 South, Range 9 East of the Willamette Meridian, and Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0°11' East parallel to the East line of said Section 35, a distance of 125 feet; thence West 75.25 feet; thence South 0°11' West 125 feet, more or less, to the South line of said Tract 68; thence East 75.25 feet, more or less, to the point of beginning.