



After recording return to:
 Frederick A. Liepitz
~~605 St. Francis Street~~
 Klamath Falls, OR ~~97601~~

1652D Verde Vista
97603

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

Frederick A. Liepitz

~~605 St. Francis Street~~
 Klamath Falls, OR ~~97601~~

1652D Verde Vista
97603

File No.: 7021-169053 (SAC)
 Date: June 10, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/16/2003 3:25p m.

Vol M03 Pg 41171-73

Linda Smith, County Clerk

Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Benedetto Vitale and Colleen M. Vitale, husband and wife as tenants by the entirety, Grantor, conveys and warrants to **Frederick A. Liepitz**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 52 and 53 and the South 1/2 of vacated alley adjacent on the North of Roselawn, a subdivision of Block 70, BUENA VISTA ADDITION, 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 **\$59,300.00**. (Here comply with requirements of ORS 93.030)

41172

APN: 213682

Statutory Warranty Deed
- continued

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Date: 06/10/2003

Benedetto Vitale
Benedetto Vitale

Colleen M. Vitale
Colleen M. Vitale

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 13 day of June, 2003
by ~~Benedetto Vitale~~ and Colleen M. Vitale.

Colleen M. Vitale
Notary Public for Oregon

My commission expires: 08/02



41173

STATE OF OREGON
County of KLAMATH

} ss.

This instrument was acknowledged before me on this 16th day of June, 2002 ^{PM}
by Benedetto Vitale

[Signature]
Notary Public for Oregon

My commission expires: 8-2-03

