

03 JUN 25 PM 3:42

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After recording return to:

Eric L. Tracy and Michelle A. Tracy  
2380 Service Street *Edinburg St.*  
Durham, CA 95938 *K FALLS, OR 97601*

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

Eric L. Tracy and Michelle A. Tracy  
2380 Service Street *SAME*  
Durham, CA 95938

File No.: 7021-147367 (SAC)

Date: June 02, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/25/2003 *3:42 p.m.*

Vol M03 Pg *43617-18*

Linda Smith, County Clerk

Fee \$ *26.00* # of Pgs *2*

### STATUTORY WARRANTY DEED

**Bruce B. Cullen**, Grantor, conveys and warrants to **Eric L. Tracy and Michelle A. Tracy as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 6, in Block 14, Ewauna Heights 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. Together with that portion of vacated First Street which inured thereto by Ordinance No. 6408, in Volume M-82 on page 18495, Deed records 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 **\$165,000.00**. (Here comply with requirements of ORS 93.030)

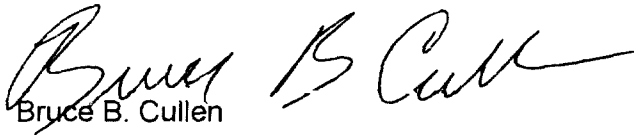
2612

43618

APN: R474917

Statutory Warranty Deed  
- continued

File No.: 7021-147367 (SAC)  
Date: 06/02/2003

  
Bruce B. Cullen

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 2nd day of June, 2003  
by **Bruce B. Cullen**.

  
Notary Public for Oregon

My commission expires: 8-2-03

