

03 JUN 27 PM 3:45

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After recording return to:
Joe Welty and Carol Rubin
2009 Vine Ave.
Klamath Falls,, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Joe Welty and Carol Rubin
2009 Vine Ave.
Klamath Falls,, OR 97601

File No.: 7021-203052 (SAC)
Date: June 20, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 06/27/2003 3:45 P m
Vol M03 Pg 44411-44412
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Tamara J. Tower, Grantor, conveys and warrants to **Joe Welty and Carol Rubin, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 518 in Block 102 of Mills 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:

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 **\$57,900.00**. (Here comply with requirements of ORS 93.030)

26 K

APN: 479397

Statutory Warranty Deed
- continuedFile No.: 7021-203052 (SAC)
Date: 06/20/2003

Tamara J. Tower, Walker
Tamara J. Tower, WALKER

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 24th day of June, 2003
by **Tamara J. Tower**, *WALKER*

[Signature]
Notary Public for Oregon

My commission expires: 8-2-03

