



After recording return to:  
Charles P. Best and Barbara J. Best  
514 St. Francis Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Charles P. Best and Barbara J. Best  
514 St. Francis Street  
Klamath Falls, OR 97601

File No.: 7021-174703 (cs)  
Date: June 11, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 06/30/2003 2:28 p.m.  
Vol M03 Pg 44825-44826  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Michelle D. Elzner also known as Shelly Elzner**, Grantor, conveys and warrants to **Charles P. Best and Barbara J. Best, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 1 and 2 of West Park 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: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.**

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 **\$132,500.00**. (Here comply with requirements of ORS 93.030)

44826

APN: 299670

Statutory Warranty Deed  
- continued

File No.: 7021-174703 (cs)  
Date: 06/11/2003

Michelle D. Elzner

Michelle D. Elzner

Shelly Elzner

STATE OF Oregon )  
 )ss.

County of Klamath )

This instrument was acknowledged before me on this 20 day of June, 20 03  
by **Michelle D. Elzner also known as Shelly Elzner.**



Susan Marie Campbell  
Notary Public for Oregon

My commission expires: 3-27-06