



After recording return to:  
 Patricio M. Lerma, Jr. and Sharon R.  
 Lerma  
 1842 Summers Lane  
 Klamath Falls, OR 97603

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Patricio M. Lerma, Jr. and Sharon R.  
 Lerma  
 1842 Summers Lane  
 Klamath Falls, OR 97603  
 File No.: 7021-190928 (SAC)  
 Date: June 23, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
 Recorded 06/30/2003 3:43 p m  
 Vol M03 Pg 44915-16  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Joseph Robert Beaver**, Grantor, conveys and warrants to **Patricio M. Lerma, Jr. and Sharon R. Lerma as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 23 in Block 1 of Bryant Tracts, 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 **\$49,900.00**. (Here comply with requirements of ORS 93.030)

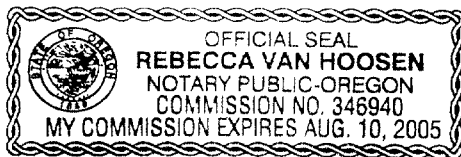
APN: 524864

Statutory Warranty Deed  
- continuedFile No.: 7021-190928 (SAC)  
Date: 06/23/2003

Joseph Robert Beaver  
Joseph Robert Beaver

STATE OF Oregon )  
County of Clackamas )ss.  
RV )

This instrument was acknowledged before me on this 24<sup>th</sup> day of June, 2003  
by **Joseph Robert Beaver**.



Rebecca Van Hoesen  
Notary Public for Oregon

My commission expires: Aug. 10, 2005