

03 JUL 2 AM 11:33

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After recording return to:
Charles W. Clausing and Kathy L.
Clausing
2919 Emerald Street
Klamath Falls, OR 97601

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

Charles W. Clausing and Kathy L.
Clausing
2919 Emerald Street
Klamath Falls, OR 97601

File No.: 7021-204990 (cs)

Date: June 24, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 07/02/2003 11:33 a. m.

Vol M03 Pg 45712-13

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Irma A. Galvez and Virginia Nott Leavitt, an estate in fee simple with rights of survivorship, Grantor, conveys and warrants to **Charles W. Clausing and Kathy L. Clausing, husband and wife as tenants by the entirety,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13 Block 11 Stewart 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: 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 **\$35,000.00.** (Here comply with requirements of ORS 93.030)

K26. ✓

45713

APN: 536414

Statutory Warranty Deed
- continued

File No.: 7021-204990 (cs)
Date: 06/24/2003

Irma A. Galvez
Irma A. Galvez

Virginia Nott Leavitt
Virginia Nott Leavitt

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 2 day of July, 2003
by **Irma A. Galvez and Virginia Nott Leavitt**.

Susan Marie Campbell
Notary Public for Oregon



My commission expires: 3-27-06