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Aspen 549165

July 2, 2003 3:46 pm



Vol M03 Page 45951

State of Oregon, County of Klamath
Recorded 07/02/2003 3:23 p m.
Vol M03 Pg 45951-52
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After Recording, Return to:
Christopher W. Sax
17648 SW Watato St.
Sherwood, OR 97140

Vol M03 Page 46038

State of Oregon, County of Klamath
Recorded 07/02/2003 3:46 p m.
Vol M03 Pg 46038-39
Linda Smith, County Clerk
Fee \$ 26.00 RR # of Pgs 2

Until a change is requested, tax statements shall be sent to the following address:
Christopher W. Sax
17648 SW Watato St.
Sherwood OR 97140

STATUTORY WARRANTY DEED
(Individual)

(Above Space Reserved for Recorder's Use)

Donald McMurchie and Xiaoyu Su, as tenants by the entirety

conveys and warrants to
Christopher W. Sax and Angie M. Sax, as tenants by the entirety

the following described real property in the State of Oregon and County of Klamath free of encumbrances, except as specifically set forth herein:

The Northerly 70 feet of Lot 4, Block 23, Original Town of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County Oregon.

* Being re-recorded to put warranty deed before trust deed

Tax Account Number(s): R611163

This property is free of encumbrances, EXCEPT:
Any Covenants, Conditions, Restriction and Easements of Record

The true consideration for this conveyance is \$120,000.00

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.

DATED this 27 day of June, 2003.

Donald McMurchie
Donald McMurchie

Xiaoyu Su
Xiaoyu Su

STATE OF Oregon, COUNTY OF Klamath ss.
The foregoing instrument was acknowledged before me this 27th day of June, 2003, by Donald McMurchie

Michele K. Clark
Notary Public for Oregon
My Commission Expires: June 9 2005
(Continued)



Order No.: 96g0097165x

26A 26.00 RR

ACKNOWLEDGEMENTS (Continued)

Order No.: 96g0097165

46039

STATE OF Oregon, COUNTY OF Washington ss.

The foregoing instrument was acknowledged before me this 30 day of June, 2003, by
Xiaoyu Su.

Alexis Woodruff
Notary Public for Oregon

My Commission Expires: May 5, 2006

