

03 JUL 9 PM 3:32



After recording return to:
Stephen A. Fischer and Svetlana
Fischer
1601 Fairmount St.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Stephen A. Fischer and Svetlana
Fischer
1601 Fairmount St.
Klamath Falls, OR 97601
File No.: 7021-199337 (SAC)
Date: July 03, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 07/09/2003 3:32 p.m
 Vol M03 Pg 47722-23
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Annegrethe Kisling, Grantor, conveys and warrants to **Stephen A. Fischer and Svetlana Fischer as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 13, 14, 15, 16, 17 and 18 in Block 34 of Mountain View 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. The **2003-2004** Taxes, a lien not yet payable.
2. 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 **\$340,000.00**. (Here comply with requirements of ORS 93.030)

26K

