

03 JUL 18 PM 3:04

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After recording return to:
Clay M. Harper, III and Ronica A.
Harper
312-318 Miller Island Road
Klamath Falls, OR 97603

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

Clay M. Harper, III and Ronica A.
Harper
312-318 Miller Island Road
Klamath Falls, OR 97603

File No.: 7021-139644 (SAC)

Date: July 15, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 07/18/2003 3:04 P m.

Vol M03 Pg 50602-04

Linda Smith, County Clerk

Fee \$ 26⁰² # of Pgs 2

STATUTORY WARRANTY DEED

Gregory J.K. Garcia, Grantor, conveys and warrants to **Clay M. Harper, III and Ronica A. Harper** as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

That portion of the NW1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point 40 feet South and 521 feet East of the Northwest corner of the NW1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence East 799 Feet; thence South 1280 feet to the South line of the NW1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence West 799 feet along said line; thence North 1280 feet to the point of beginning.

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.

\$26⁰²

50603

APN: 585245

Statutory Warranty Deed
- continued

File No.: 7021-139644 (SAC)
Date: 07/15/2003

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 **\$215,000.00**. (Here comply with requirements of ORS 93.030)



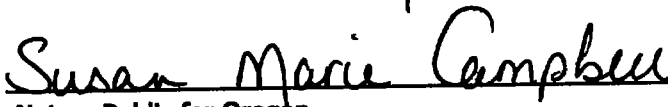
Gregory J.K. Garcia

STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 16 day of July, 2003
by **Gregory J.K. Garcia**.



Notary Public for Oregon

My commission expires: 3-27-06

