



After recording return to:
Anthony L. Brouillette and Nicole D.
Brouillette
5720 Lombardy Lane
Klamath Falls, OR 97603

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

Anthony L. Brouillette and Nicole D.
Brouillette
5720 Lombardy Lane
Klamath Falls, OR 97603

File No.: 7021-204457 (cs)

Date: July 23, 2003

THIS SPACE

State of Oregon, County of Klamath

Recorded 07/30/2003 12:04 p. m

Vol M03 Pg 54136-37

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Clifford Ethan Fricks and Cynthia Kay Fricks, as tenants by the entirety, Grantor, conveys and warrants to Anthony L. Brouillette and Nicole D. Brouillette, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 1 of Land Partition 64-96 being a portion of Tract 3 of "400 Subdivision", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said partition filed July 22, 1997 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.

26K

54137

APN: R881725

Statutory Warranty Deed
- continued

File No.: 7021-204457 (cs)
Date: 07/23/2003

The true consideration for this conveyance is **\$122,800.00**. (Here comply with requirements of ORS 93.030)

Clifford Ethan Fricks
Clifford Ethan Fricks

Cynthia Kay Fricks
Cynthia Kay Fricks

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 20th day of July, 2003
by **Clifford Ethan Fricks and Cynthia Kay Fricks**.

Stacy Hilfer
Susan Marie Campbell, Notary Public for Oregon
My commission expires March 27, 2006
8203

