

03 AUG 1 PM 3:35



After recording return to:
John Warner and Katie Warner
4314 La Habra
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
John Warner and Katie Warner
4314 La Habra
Klamath Falls, OR 97603

File No.: 7021-197696 (SAC)
Date: July 28, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 08/1/2003 3:35 p m
Vol M03 Pg 55176-77
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

John S. Morawiec and Kathy L. Morawiec as tenants by the entirety, Grantor, conveys and warrants to John Warner and Katie Warner as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 10 in Block 21, Tract 1127, Ninth Addition to Sunset Village, 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 **\$237,000.00**. (Here comply with requirements of ORS 93.030)

26K

