



After recording return to:  
Jaime M. Schwarz  
10754 Preddy  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Jaime M. Schwarz  
10754 Preddy  
Klamath Falls, OR 97603

File No.: 7021-217367 (SAC)  
Date: July 22, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 55411

State of Oregon, County of Klamath  
Recorded 08/4/2003 11:46 AM  
Vol M03 Pg 55411-12  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Russell D. Crum and Elisabeth Crum, husband and wife as tenants by the entirety, Grantor, conveys and warrants to Jaime M. Schwarz, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Unit 10754 (Preddy Avenue), Tract 1365, Falcon Heights Condominiums Stage 2, 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 **\$82,500.00**. (Here comply with requirements of ORS 93.030)

APN: 885990

Statutory Warranty Deed  
- continuedFile No.: 7021-217367 (SAC)  
Date: 07/22/2003

  
\_\_\_\_\_  
Russell D. Crum

  
\_\_\_\_\_  
Elisabeth Crum

STATE OF Oregon                    )  
  )ss.  
County of Klamath                )

This instrument was acknowledged before me on this 15<sup>th</sup> day of August, 2003  
by **Russell D. Crum and Elisabeth Crum.**

  
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: 8-20-03

