



After recording return to:
 Alan D. Nagel
 10337 Wright Ave
 Klamath Falls, OR 97603

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

Alan D. Nagel
 10337 Wright Ave
 Klamath Falls, OR 97603

File No.: 7021-239530 (SAC)
 Date: July 30, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 55871

State of Oregon, County of Klamath
 Recorded 08/4/2003 3:50 p m
 Vol M03 Pg 55871-72
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Shana R. Flores-Rios, who acquired title as Shana R. League, Grantor, conveys and warrants to Alan D. Nagel, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Unit 10337, Tract 1336 - Falcon Heights Condominiums - Stage 1, according to the official plat thereof on file in the office of the County Clerk, 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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

55872

APN: R883605

Statutory Warranty Deed
- continued

File No.: 7021-239530 (SAC)
Date: 07/30/2003

Shana R. Flores-Rios

Shana R. Flores-Rios

Shana R. League

aka: Shana R. League

STATE OF Oregon

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)ss.
)

County of Klamath

This instrument was acknowledged before me on this

1st day of August, 2003

by Shana R. Flores-Rios.

[Signature]

Notary Public for Oregon

My commission expires:

8-2-03

