



After recording return to:  
Mary Dixon  
500 North 9th Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Mary Dixon  
500 North 9th Street  
Klamath Falls, OR 97601

File No.: 7021-219986 (SAC)  
Date: August 01, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 08/06/2003 3:29 p m

Vol M03 Pg 56931-32

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

**Leslie F. Pascoe**, Grantor, conveys and warrants to **Mary Dixon**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The Southeasterly 55 feet of Lot 1 Block 55, Nichols Addition to the City Of Klamath Falls, 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 **\$90,000.00**. (Here comply with requirements of ORS 93.030)

26 K

56932

APN: 369452

Statutory Warranty Deed  
- continued

File No.: 7021-219986 (SAC)  
Date: 08/01/2003

Leslie F. Pascoe  
Leslie F. Pascoe

STATE OF Oregon )  
County of Klamath )ss.  
)

This Instrument was acknowledged before me on this 4th day of August, 2003  
by **Leslie F. Pascoe**.

Stacy Collins  
Notary Public for Oregon

My commission expires: 8-2-07

