



After recording return to:
Jason W. Witts
3907 Grenada Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jason W. Witts
3907 Grenada Way
Klamath Falls, OR 97603

File No.: 7021-236533 (SAC)
Date: August 19, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/21/2003 2:27 p m
Vol M03 Pg 61322-23
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Thad J. W. Starr, Grantor, conveys and warrants to **Jason W. Witts**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2 In Block 4 of First 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 **\$107,000.00**. (Here comply with requirements of ORS 93.030)

61323

APN: 563722

Statutory Warranty Deed
- continued

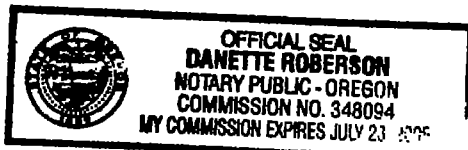
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Thad J. W. Starr

Thad J. W. Starr

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 20th day of August, 2003
by **Thad J. W. Starr**.



Danette Roberson
Notary Public for Oregon

My commission expires: