

09 AUG 25 PM 8:17



After recording return to:
Nicholas C. Huffman and Haley C.
Huffman
190 Dahlia
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Nicholas C. Huffman and Haley C.
Huffman
190 Dahlia
Klamath Falls, OR 97601

File No.: 7021-229304 (SAC)
Date: August 21, 2003

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THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/25/2003 3:17p m
Vol M03 Pg 62402-03
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Andrew R. Hampton and Amy L. Hampton as tenants by the entirety, Grantor, conveys and warrants to Nicholas C. Huffman and Haley C. Huffman as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Southeasterly 54 feet of Lot 5 and the Northwesterly 16 feet of Lot 6 in Block 10 of Eldorado Addition to the City of Klamath Falls, Oregon, 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 **\$106,500.00**. (Here comply with requirements of ORS 93.030)

62403

APN: 172333

Statutory Warranty Deed
- continued

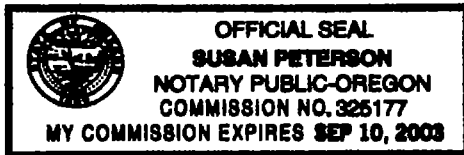
File No.: 7021-229304 (SAC)
Date: 08/21/2003

Andrew R. Hampton
Andrew R. Hampton

Amy L. Hampton
Amy L. Hampton

STATE OF Oregon)
County of ~~Klamath~~ Washoe)ss.

This Instrument was acknowledged before me on this 22nd day of August, 2003
by Andrew R. Hampton and Amy L. Hampton.



Susan Peterson
Notary Public for Oregon
My commission expires: 9-10-03