



After recording return to:
Boyd D. Bonser and Glenda R. Bonser
13115 Lava lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Boyd D. Bonser and Glenda R. Bonser
13115 Lava lane
Klamath Falls, OR 97601

File No.: 7021-231458 (SAC)
Date: August 22, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/26/2003 3:08 P. m
Vol M03 Pg 62835-36
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Jeffrey Montez and Deborah Montez as tenants by the entirety, Grantor, conveys and warrants to Boyd D. Bonser and Glenda R. Bonser as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2 in Block 1, Klamath River Sportsman's Estate, 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 **\$114,900.00**. (Here comply with requirements of ORS 93.030)

62836

APN: 623383

Statutory Warranty Deed
- continued

File No.: 7021-231458 (SAC)
Date: 08/22/2003

Jeffrey Montez Deborah Montez
Jeffrey Montez Deborah Montez

STATE OF Oregon)
)ss.
County of Klamath)

This Instrument was acknowledged before me on this 5 day of August, 2003
by **Jeffrey Montez and Deborah Montez**.

Stacy Collins

Notary Public for Oregon

My commission expires: 8-2-07

