



After recording return to:
 Raymond Richard' and Sandra J.
 Richard'
 313 High Street
 Klamath Falls, OR 97601

Until a change is requested all tax statements
 shall be sent to the following address:
 Raymond Richard' and Sandra J.
 Richard'
 313 High Street
 Klamath Falls, OR 97601

File No.: 7021-239416 (SAC)
 Date: August 26, 2003

THIS SPACE RE

State of Oregon, County of Klamath
 Recorded 08/28/2003 3:04 P m
 Vol M03 Pg 63590-912
 Linda Smith, County Clerk
 Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Mary A. Sutherland, an estate in fee simple, Grantor, conveys and warrants to Raymond Richard' and Sandra J. Richard' as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$96,000.00**. (Here comply with requirements of ORS 93.030)

Mary A. Sutherland
Mary A. Sutherland

STATE OF Oregon)
County of Klamath)ss.
)

This Instrument was acknowledged before me on this 27th day of August, 2003
by **Mary A. Sutherland**.

[Signature]
Notary Public for Oregon
My commission expires: 8-20-07



APN: R476531

Statutory Warranty Deed
- continued

63592

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Date: 08/26/2003

EXHIBIT A

LEGAL DESCRIPTION:

A portion of Lot 5, Block 7, Ewauna Heights Addition, and all of Lot 7, Block 49, First Addition to Klamath Falls, Oregon, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 7, Block 49 in First Addition to Klamath Falls, Oregon: thence Northwesterly, parallel with Third Street 110 feet to the Northeast corner of Lot 7; thence Southwesterly parallel with Washington Street, 52.8 feet; thence Southeasterly parallel with Third Street, 110 feet; thence Northeasterly parallel with Washington Street, 52.8 feet to the point of beginning.