

08 AUG 29 PM 3:35



After recording return to:
Gene Keough and Alyse Keough
1826 Oregon Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Gene Keough and Alyse Keough
1826 Oregon Ave
Klamath Falls, OR 97601

File No.: 7021-246590 (SAC)
Date: August 26, 2003

Vol M03 Page 64243

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/29/2003 3:35 P m
Vol M03 Pg 64243-45
Linda Smith, County Clerk
Fee \$ 31.2 # of Pgs 3

STATUTORY WARRANTY DEED

Kurt A. Muller, Grantor, conveys and warrants to **Gene Keough and Alyse Keough 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 **\$55,900.00**. (Here comply with requirements of ORS 93.030)

#317

64244

APN: R212923

Statutory Warranty Deed
- continued

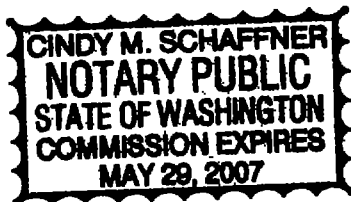
File No.: 7021-246590 (SAC)
Date: 08/26/2003

Kurt A. Müller
Kurt A. Müller

STATE OF OR Oregon WA)
County of Clatsop Clatsop)ss.

This Instrument was acknowledged before me on this 28 day of August, 2003
by Kurt A. Müller.

Cindy M. Schaffner
Notary Public for OR Oregon WA
My commission expires: May 29, 2007



APN: R212923

Statutory Warranty Deed
- continuedFile No.: 7021-246590 (SAC)
Date: 08/26/2003**EXHIBIT A****LEGAL DESCRIPTION:**

A portion of Lot 1, Block 75, Buena Vista Addition to the City of Klamath Falls, Oregon, In the County of Klamath, State of Oregon, described as follows: Beginning at the most Easterly corner of said Lot 1, said point of beginning being at intersection of Southwesterly line of Oregon Avenue with Northerly line of Addison Street, and running thence Northwesterly along said Southwesterly line of Oregon Avenue a distance of 86.96 feet to the most Easterly corner of property heretofore conveyed to Arthur Louis Bostwick and Gertrude F. Bostwick, husband and wife; thence running Southwesterly and parallel with the Northwesterly line of said Lot 1 to the most Southerly line of said Lot; thence Easterly along the Northerly line of Addison Street to the point of beginning.