

09 SEP 5 PM 1:50

Vol M03 Page 65909



After recording return to:
Evelyn Fandrey
PO Box 28
Crescent, OR 97733

Until a change is requested all tax statements
shall be sent to the following address:
Evelyn Fandrey
PO Box 28
Crescent, OR 97733

File No.: 7062-243266 (GT)
Date: August 26, 2003

THIS SPACE State of Oregon, County of Klamath
Recorded 09/05/03 11:50 a. m
Vol M03 Pg 65909-10
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Patricia S. Wilson and Roger Weldner as tenants in common, Grantor, conveys and warrants to **Evelyn Fandrey**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 12 in Block 40 of Crescent, 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, reservations, easements for public utilities, districts, water companies, alleys and streets, rights and rights of way of record, if any; also exceptions of oil, gas, minerals and hydrocarbons, and/or lease, if any, without the right of surface entry.

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 **\$2,000.00**. (Here comply with requirements of ORS 93.030)

26 K

65910

APN: 153719

Statutory Warranty Deed
- continued

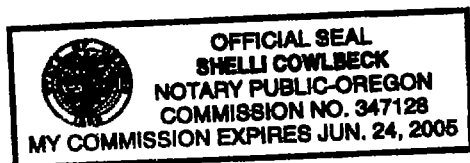
File No.: 7062-243266 (GT)
Date: 06/26/2003

Patricia S. Wilson
Patricia S. Wilson

Roger Weidner
Roger Weidner

STATE OF Oregon)
County of Deschutes) ss.

This Instrument was acknowledged before me on this 28th day of August, 2003
by Patricia S. Wilson.



Shelli Cowlbeck
Notary Public for Oregon

My commission expires: 6-24-2005

STATE OF OREGON,

County of Multnomah } ss.

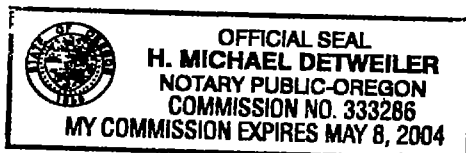
On 9-2-03

ROGER WEIDNER

before me personally appeared _____

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



H. Michael Detweiler
Notary Public for Oregon
My commission expires May 8 2004