



After recording return to:
 Leslie Clausen and Sharon Clausen
 2318 Modoc Street
 Klamath Falls, OR 97601

Until a change is requested all tax statements
 shall be sent to the following address:
 Leslie Clausen and Sharon Clausen
 2318 Modoc Street
 Klamath Falls, OR 97601

File No.: 7021-215512 (SAC)
 Date: August 21, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 09/09/03 5:41 p m
 Vol M03 Pg 66906-7
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Muriel M. Edwards and Ralph W. Edwards, Grantor, conveys and warrants to **Leslie Clausen and Sharon Clausen as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 1 and 2 Block 9, North 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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

26 K

66907

APN: 184428

Statutory Warranty Deed
- continued

File No.: 7021-215512 (SAC)
Date: 08/21/2003

Muriel M. Edwards by Heidi Zurborg Ralph W. Edwards by Heidi Zurborg
Muriel M. Edwards attorney in fact Ralph W. Edwards attorney in fact

STATE OF Oregon)
County of Klamath) ss.
)

This Instrument was acknowledged before me on this _____ day of _____, 20____
by Muriel M. Edwards and Ralph W. Edwards, both by Heidi Zurborg,
Attorney in fact

Notary Public for Oregon
My commission expires:

8-2-07

