



After recording return to:
Wanda McCullough
15412 River Edge Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Wanda McCullough
15412 River Edge Road
Klamath Falls, OR 97601

File No.: 7021-248108 (SAC)
Date: August 26, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/10/03 10:58 a m
Vol M03 Pg 67231-32
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Russell M. Miner and Gray N. Miner as tenants by the entirety, Grantor, conveys and warrants to **Wanda McCullough**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 10 in Block 8 Klamath River Acres, 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 **\$165,000.00**. (Here comply with requirements of ORS 93.030)

26 K

67232

APN: 500504

Statutory Warranty Deed
- continued

File No.: 7021-248108 (SAC)
Date: 08/28/2003

Russell M. Miner

Russell M. Miner

Gray N. Miner

Gray N. Miner

STATE OF Oregon

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)ss.

County of Klamath

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This Instrument was acknowledged before me on this

29 day of *August*, 20 *03*

by **Russell M. Miner and Gray N. Miner.**

[Signature]

Notary Public for Oregon

My Commission expires:

08-20-07

