

08 SEP 11 PM 3:22



After recording return to:
Luman D. Livingston
10650 Quail Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Luman D. Livingston
10650 Quail Lane
Klamath Falls, OR 97603

File No.: 7021-254101 (SAC)
Date: September 08, 2003

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THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/11/03 3:22 p m
Vol M03 Pg 67736-37
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Roger L. Hargus and Marie A. Hargus as tenants by the entirety, Grantor, conveys and warrants to **Luman D. Livingston**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 3 of Tract 1153, Second Addition to Pine Grove Ponderosa, 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 **\$217,000.00**. (Here comply with requirements of ORS 93.030)

26 K

67737

APN: 594404

Statutory Warranty Deed
- continued

File No.: 7021-254101 (SAC)
Date: 09/08/2003

Roger L. Hargus
Roger L. Hargus

Marie A. Hargus
Marie A. Hargus

STATE OF ~~Oregon~~ ARIZONA)
County of ~~Klamath~~ MARICOPA) ss.

This Instrument was acknowledged before me on this 9 day of September, 2003
by Roger L. Hargus and Marie A. Hargus.



Cindi L. Crawford
Notary Public for ~~Oregon~~ ARIZONA
My commission expires: 5-25-2007