



After recording return to:
Emilio Valle
2360 Eberlein
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Emilio Valle
2360 Eberlein
Klamath Falls, OR 97601

File No.: 7021-263311 (SAC)
Date: September 08, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/12/03 3:06 P. M.
Vol M03 Pg 68081-82
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Jerry Romans, Mark Romans and Laurance O. Phillips, as qualified by the following language contained in the deed to the vestees herein: "as tenants in common with right of survivorship", Grantor, conveys and warrants to Emilio Valle, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 in Block 304 Darrow Addition to the City of Klamath Falls, 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 **\$20,000.00**. (Here comply with requirements of ORS 93.030)

26 K

68082

APN: 633256

Statutory Warranty Deed
- continued

File No.: 7021-263311 (SAC)
Date: 09/08/2003

Jerry Blase Romans by Mark Ellen Romans Laurance O. Phillips
Jerry Romans *Attorney in fact* Laurance O. Phillips
Mark Romans
Mark Romans

STATE OF Oregon)
County of Klamath)ss.
)

This Instrument was acknowledged before me on this ____ day of _____, 20____
by ~~Mark Romans and Laurance O. Phillips~~ and Jerry Romans
By Mark Romans, Attorney in fact

[Signature]
Notary Public for Oregon
My commission expires: 8-2-07

