

03 SEP 15 PM 2:48



AJE 57350

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After Recording, Return to:  
Christopher Sax  
3412 Shasta Way  
Klamath Falls OR 97601

State of Oregon, County of Klamath  
Recorded 09/15/03 2:48 p m  
Vol M03 Pg 68471  
Linda Smith, County Clerk  
Fec \$ 26.00 # of Pgs 2

Until a change is requested, tax statements shall be sent to the following address: same as above

**STATUTORY WARRANTY DEED**  
(Individual)

(Above Space Reserved for Recorder's Use)

Donald McMurchie, Jr. and Xiaoyan Su

conveys and warrants to  
Christopher Sax and Angie Sax, husband and wife

the following described real property in the State of Oregon and County of KLAMATH free of encumbrances, except as specifically set forth herein:  
See attached legal description

Tax Account Number(s): R523721

This property is free of encumbrances, EXCEPT: Covenants, conditons and restriction and any recorded easements of record, together with 2003-2004 taxes a lien not yet due and payable

The true consideration for this conveyance is \$90,000.00

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.

DATED this 9 day of September, 2003.

Donald McMurchie, Jr.  
Donald McMurchie, Jr.

Xiaoyan Su  
Xiaoyan Su

STATE OF OREGON, COUNTY OF Multnomah ss.  
The foregoing instrument was acknowledged before me this 9th day of September, 2003, by Donald McMurchie, Jr. and Xiaoyan Su.

Dianna L Ferris  
Notary Public for Oregon  
My Commission Expires: 9/8/03



Order No.: 96g0097407x

LAWYERS 96g0097407x

AL A

**68472**

The E 1/2 W 1/2 Lot 1, Block A, ALSO the North 20 feet of the E 1/2 W 1/2 of Lot 2, Block A, HOMECREST, Klamath County, Oregon.

Unofficial  
Copy