

03 SEP 15 PM 2:48

2046800697 SRSLAWY



ATE 57350  
**LandAmerica  
Lawyers Title**

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

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

**STATUTORY WARRANTY DEED**  
(Individual)

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 VIOLA-  
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-  
MENT, 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 LAN-  
SUITS 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

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

(Above Space Reserved for Recorder's Use)



**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.