

SEP 16 PM 3:30

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Vol M03 Page 69072



After recording return to:
Phillip G. Fields
Hwy 140 East
Bly, OR

Until a change is requested all tax statements
shall be sent to the following address:
Phillip G. Fields
Hwy 140 East
Bly, OR

File No.: 7021-263540 (SAC)
Date: September 09, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/16/03 2:30 p.m.
Vol M03 Pg 69072-73
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Opal Patzke, Grantor, conveys and warrants to **Phillip G. Fields**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13 and the Northwesterly 39' 4" of Lot 14 all in Block 1 of North Bly, 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 **\$38,000.00**. (Here comply with requirements of ORS 93.030)

76K

APN: 365624

Statutory Warranty Deed
- continued

69073

File No.: 7021-263540 (SAC)
Date: 09/09/2003

Opal Patzke by Betty Jo Gentry
Opal Patzke *Attorney in fact*

STATE OF Oregon)

County of Klamath)

)ss.

This instrument was acknowledged before me on this 11th day of September 2003
by *Opal Patzke by Betty Jo Gentry, Attorney in fact*
Stacy Collins



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