

State of Oregon, County of Klamath
 Recorded 09/19/03 3:32 P m
 THIS SPACE Vol M03 Pg 70119-20
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2



After recording return to:
 Ann Dean
 1430 Wilson Cemetery Road
 Chiloquin, OR 97624

Until a change is requested all tax statements
 shall be sent to the following address:
 Ann Dean
 1430 Wilson Cemetery Road
 Chiloquin, OR 97624

File No.: 7021-266767 (SAC)
 Date: September 15, 2003

STATUTORY WARRANTY DEED

Bryan McClure and Charlene McClure as tenants by the entirety, Grantor, conveys and warrants to **Ann Dean**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 17 Block 2, Tract 1021, Williamson River Knoll, 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 **\$30,000.00**. (Here comply with requirements of ORS 93.030)

26 K


APN: 118

Statutory Warranty Deed
- continued

70120

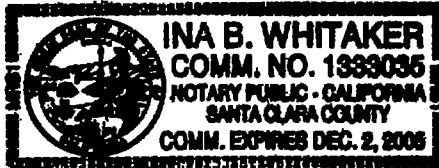
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Bryan McClure


Charlene McClure

STATE OF ~~Oregon~~ *CALIFORNIA*)
County of ~~Klamath~~ *SANTA CLARA*)ss.

This instrument was acknowledged before me on this 16th day of September, 2003
by Bryan McClure and Charlene McClure.




COUNTY OF *SANTA CLARA*
Notary Public for ~~Oregon~~ *CALIFORNIA*
My commission expires: December 2, 2005