

03 SEP 24 PM 3:25

Vol M03 Page 71401



After recording return to:
Lorena L. Cockroft
525 Uerlings Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Lorena L. Cockroft
525 Uerlings Street
Klamath Falls, OR 97601

File No.: 7021-255706 (SAC)
Date: September 17, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/24/03 3:25 p m
Vol M03 Pg 71401-02
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Kathleen M. Baker, Grantor, conveys and warrants to **Lorena L. Cockroft**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7 Block 96 Buena Vista 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 **\$69,000.00**. (Here comply with requirements of ORS 93.030)

262

71402

APN: 366605

Statutory Warranty Deed
- continued

File No.: 7021-255706 (SAC)
Date: 09/17/2003

Kathleen M Baker
Kathleen M. Baker

STATE OF Oregon)
County of Klamath)ss.
)

This Instrument was acknowledged before me on this 19 day of September, 2003
by **Kathleen M. Baker**.



Stacy Collins
Notary Public for Oregon

My commission expires: 8-2007