

03 OCT 9 AM 11:45



After recording return to:
Gregory Louis Philpott
10737 Kincheloe
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Gregory Louis Philpott
10737 Kincheloe
Klamath Falls, OR 97603

File No.: 7021-260644 (cs)
Date: October 01, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 75448

State of Oregon, County of Klamath
Recorded 10/09/03 11:45 a m
Vol M03 Pg 75448-49
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Barbara L. Sandrock, who acquired title as Barbara L. Collins, Grantor, conveys and warrants to Gregory Louis Philpott, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Unit 10737 (Kincheloe Avenue) Tract, Falcon Heights Condominiums Stage 2, 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: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

1. 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 **\$84,500.00**. (Here comply with requirements of ORS 93.030)

26 K

75449

APN: 886012

Statutory Warranty Deed
- continued

File No.: 7021-260644 (cs)
Date: 10/01/2003

Barbara L. Sandroek

Barbara L. ~~Collins~~ Sandroek, who acquired title
as Barbara L. Collins

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 3 day of October, 2003
by **Barbara L. Sandroek**.

Susan Marie Campbell

Susan Marie Campbell
Notary Public for Oregon
My commission expires: March 27, 2006

