

03 OCT 15 PM 11:12

Vol M03 Page 76598



After recording return to:
Jose L. Vargas and Bertha Vargas
5147 Cottage Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jose L. Vargas and Bertha Vargas
5147 Cottage Ave
Klamath Falls, OR 97603

File No.: 7021-262755 (cs)
Date: September 29, 2003

THIS SPACE State of Oregon, County of Klamath
Recorded 10/15/03 11:12 a.m.
Vol M03 Pg 76598-99
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Teofila B. Veatch, Grantor, conveys and warrants to **Jose L. Vargas and Bertha Vargas, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 144, Pleasant Home Tracts No. 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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

26 K

76599

APN: 513199

Statutory Warranty Deed
- continued

File No.: 7021-262755 (ca)
Date: 09/29/2003

Teofila B. Veatch

Teofila B. Veatch

STATE OF Oregon

)
)ss.

County of Klamath

)

This instrument was acknowledged before me on this 14 day of October, 20 03
by Teofila B. Veatch.

Susan Marie Campbell

Susan Marie Campbell

Notary Public for Oregon

My commission expires: March 27, 2003

