

03 NOV 10 PM 3:16



After recording return to:  
David Ewell  
2462 Brentwood  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
David Ewell  
2462 Brentwood  
Klamath Falls, OR 97603

File No.: 7021-277982 (SAC)  
Date: November 05, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 83445

State of Oregon, County of Klamath  
Recorded 11/10/03 3:16 P. m  
Vol M03 Pg 83445-01  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Daniel M. Leahy and Marjorie J. Leahy**, Grantor, conveys and warrants to **David Ewell**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 6 in Block 13 Tract No. 1064, First Addition to Gatewood, 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. 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 **\$136,000.00**. (Here comply with requirements of ORS 93.030)

26F

APN: R574364

Statutory Warranty Deed  
- continued

File No.: 7021-277982 (SAC)  
Date: 11/05/2003

Daniel M. Leahy  
Daniel M. Leahy

Marjorie J. Leahy  
Marjorie J. Leahy

STATE OF Oregon )  
  )ss.  
County of Klamath )

This Instrument was acknowledged before me on this 7 day of November, 2003  
by **Daniel M. Leahy and Marjorie J. Leahy.**

Stacy Collins  
Notary Public for Oregon  
My commission expires: 8/2/07

