



After recording return to:  
Michael W. Guthrie  
4423 Meadows  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Michael W. Guthrie  
4423 Meadows  
Klamath Falls, OR 97603

File No.: 7021-304594 (SAC)  
Date: December 09, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 12/16/03 3:07 P m  
Vol M03 Pg 91473-74  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Walter L. Moden and Donna Moden as tenants by the entirety**, Grantor, conveys and warrants to **Michael W. Guthrie**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 11 in Block 13, Tract No. 1071, First Addition to the Meadows, 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 **\$129,900.00**. (Here comply with requirements of ORS 93.030)

91474

APN: 556534

Statutory Warranty Deed  
- continued

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Date: 12/09/2003

Walter L. Moden  
Walter L. Moden

Donna Moden  
Donna Moden

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 12 day of December 2003  
by **Walter L. Moden and Donna Moden.**

Stacy Collins  
Notary Public for Oregon  
My commission expires: 8-2007

